



# INVEST IMMO



**572 000 €**

**Villa for sale**

**5 rooms**

**Surface : 150 m²**

**Surface of the living space : 48 m²**

**Surface of the land : 440 m²**

**Year of construction : 1994**

**Exposure : Sud ouest**

**Hot water : Fuel**

**Indoor condition : Bon**

**Outdoor condition : Bon**

**Cover : Tuiles**

**Benefits :**

Piscine 4X8 avec dôme, Haut de villa,  
Cheminée, volets alu, Double vitrage ALU,  
Portail automatique, Pool house, Canal de  
Provence, calm

3 bedroom

1 terrace

1 bathroom

1 shower

2 WC

**Energy class (old measure) : C**

**Climate class : D**

Document non contractuel

26/04/2025 - Prix T.T.C



## Villa Hyères ref. 874V244M - mandat n°2325

Located in Ayguade, a few meters from the beach, top of duplex villa with swimming pool and high-end services.

Discover this magnificent 5-room duplex offering generous volumes and a large, bright living room opening onto a modern kitchen. This property includes three beautiful bedrooms, a bathroom with a shower, a shower room, two toilets, an office, and a spacious plot of land outside the condominium. Enjoy a swimming pool with a dome, a large covered terrace equipped with a summer kitchen, all fully fenced with an electric gate. This property is connected to the mains drainage system for optimal comfort.

**Highlights:**

Swimming pool with dome

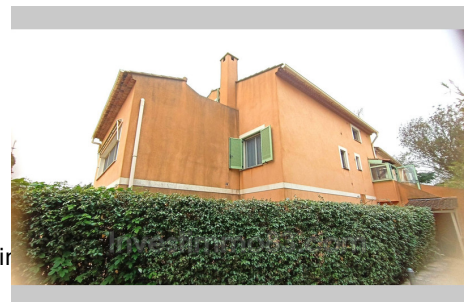
Summer kitchen on covered terrace

Spacious land outside of co-ownership

Electric gate and fence

Modern and functional services

Great opportunity!



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RCS 840046866 - Document non contractuel - Barème de prix disponible sur notre site internet