

1 800 000 €

**Buying propriété**

**5 rooms**

**Surface : 226 m²**

**Surface of the land : 14000 m²**

**Year of construction : 1970**

**Exposure : Plein sud**

**View : Mer panoramique**

**Indoor condition : good**

**Outdoor condition : good**

**Benefits :**

Garage, calm, Automatic Watering

4 bedrooms

4 bathrooms

2 garage



### Propriété 12378 La Londe-les-Maures

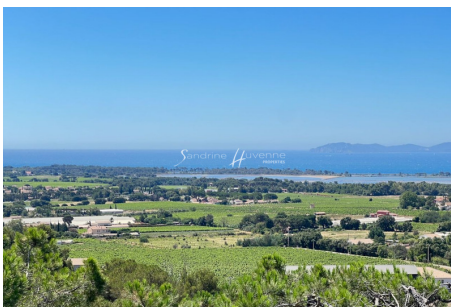
Exclusive : Superb property in absolute calm overlooking "Les salins" of Hyères , with a magical 180 ° sea view and optimal exposure! The villa dates from 1969, it is spacious & bright , and beautifully built. Its design is ideal for holidays, and for staying there in large numbers. Large indoor & outdoor living spaces, 4 beautiful bedrooms with cupboards and colorful bathrooms. Everything is "in its original condition" and perfectly well maintained . You can enjoy it right away, even if of course improvements for more modern comfort are also possible. The pool area has just been redone. Access road, large parking lot, 4-car garage, numerous outbuildings , everything is there! Access to the beaches, shopping amenities, the airport and Hyères train station is quick, 15 to 20 minutes! Simply rare, unique and wonderful! This is a sale of shares in a SCI Familiale, with this magnificent property as its only real estate asset!

#### Legal information

1 800 000 €

Fees paid by the owner, no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr).

Energy class (old measure) : F - Climate class : F  
Estimated annual energy between 11150 and 8200 € (reference year 2023)  
Document non contractuel - 09/05/2025



**Sandrine Huvenne Properties - 3 Passage des Restanques - 83580 GASSIN**

Tél: + 33 (0)6 15 43 20 53 - [sandrine@huvenne.fr](mailto:sandrine@huvenne.fr)

Carte professionnelle n°83042018000038660 - RCS 844342394

SIRET 84434239400013 - Garantie financière : 41319158 - Document non contractuel