COLDWELL BANKER
EUROPA REALTY

Apartment Hyères 100 m²



SALE PRICE : 545 000 €

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EXCLUSIVITY

26 Avenue du Général de Gaulle
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DESCRIPTION

Just a short walk from the historic town centre of Hyères-les-Palmiers, within a secure, prestigious residence featuring a lift, swimming pool and landscaped pine park, this elegant three-bedroom apartment of approximately 100 sqm, located on the second floor, offers a rare lifestyle combining tranquillity, comfort and immediate access to all amenities.

From the moment you enter, the generous volumes and ample built-in storage set the tone. Bathed in natural light thanks to its large double sliding doors and striking bow window, the 32 sqm living room enjoys a south-east orientation and opens onto a pleasant 10 sqm terrace with a glimpse of the Mediterranean Sea. The independent linear kitchen also benefits from direct access to the terrace, creating a seamless connection between indoor and outdoor living.

The sleeping quarters have been thoughtfully designed, comprising two bedrooms sharing a bathroom and a separate WC. A third bedroom enjoys its own en-suite shower room and separate WC, compliant with accessibility standards for persons with reduced mobility (PMR).

A private 14 sqm garage with direct access to the building completes this property.

Perfectly maintained and secure, the residence enjoys an exceptional setting. Its swimming pool, nestled within a pine park with sea glimpses, offers a peaceful retreat just a few minutes' drive from the beaches of Almanarre and La Capte, the Port of Hyères, while shops, schools and everyday amenities are all within walking distance. The main road networks also provide quick access to Toulon and Saint-Tropez.

Property subject to condominium ownership regulations.
Number of units: 114
Monthly service charges:290 €

Some photos are AI-generated interior design projections, including “Before & After” visualizations.

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Information regarding the potential risks to which this property is exposed is available on the Géorisques website: www.georisques.gouv.fr

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FEATURES

Property type:	Apartment	Area:	100.0 m²	Number of units:	114
Property tax:	€2.00	Number of rooms:	4 rooms	Number of bedrooms:	3 bedrooms

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ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): B 104

Greenhouse gas emissions (GHG) index: A 3

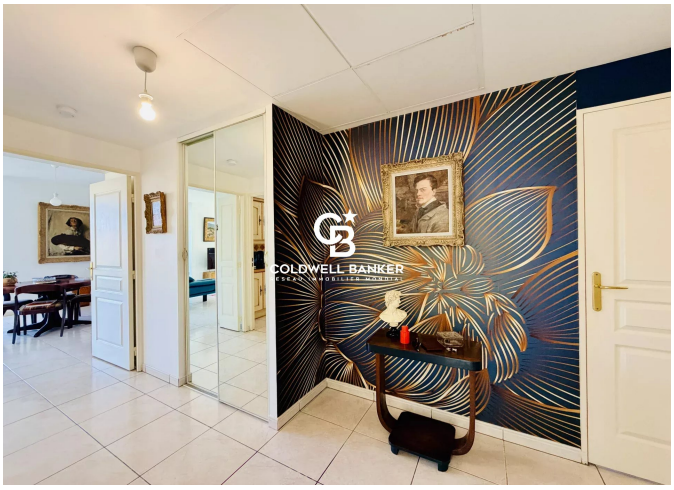
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