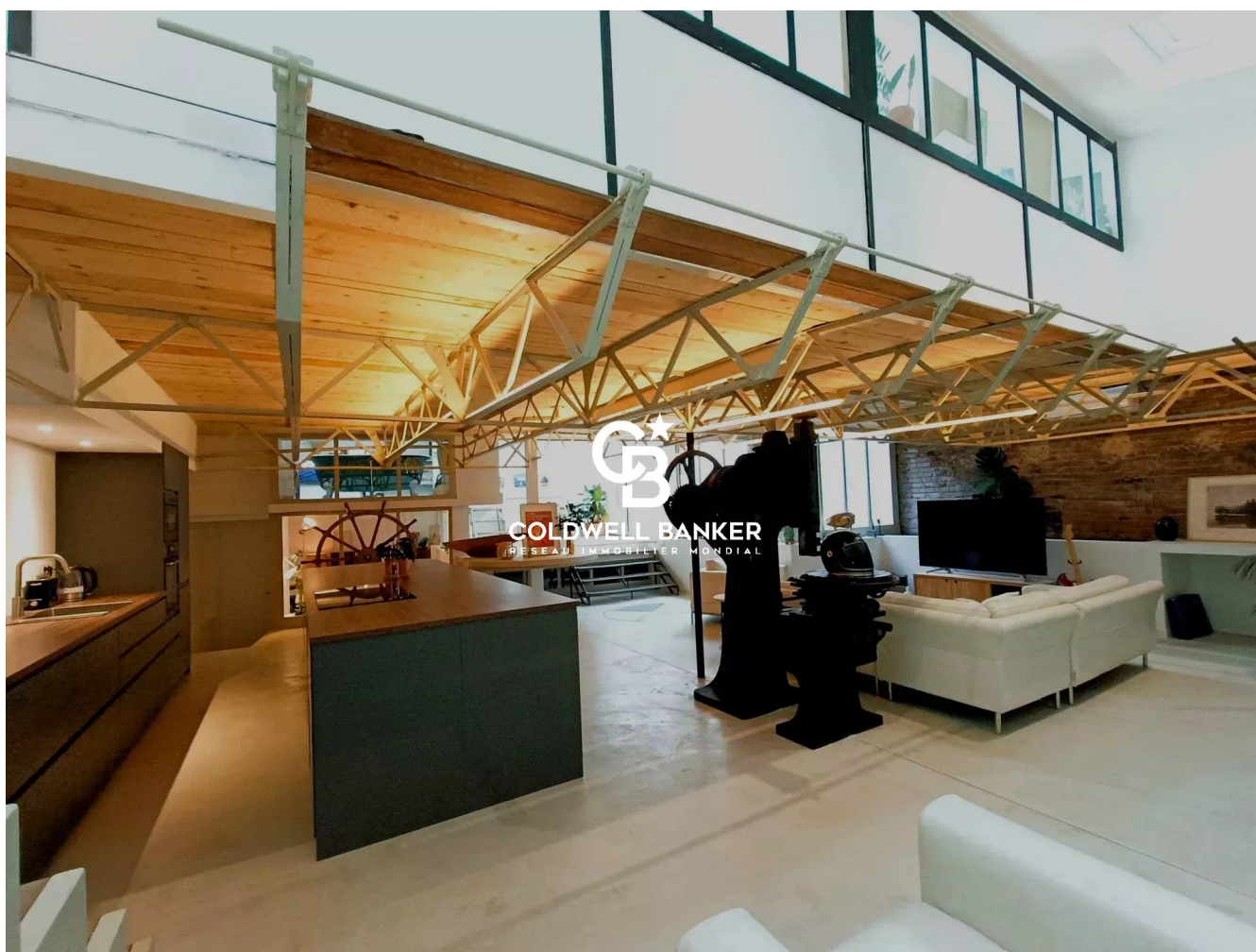


Appartement Hyères 215 m<sup>2</sup>

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PRIX DE VENTE : 850 000 €

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EMAIL : [VIRGINIE.BERTRAND@COLDWELLBANKER.FR](mailto:VIRGINIE.BERTRAND@COLDWELLBANKER.FR)

## DESCRIPTION

“A BUBBLE OF AIR AND GLASS IN THE HEART OF THE CITY”...

Hyères, a city of art, history and culture, reveals new surprises every day... Just a 2-minute walk from Place Clémenceau, the shops, the historic center and the Saturday morning Provençal market... It's hard to imagine what lies behind this peaceful Hyèroise façade...

An exceptional, flexible LIVING AREA:

Offering a total surface area of 245 m<sup>2</sup> (215 m<sup>2</sup> of living space), this characterful loft is distinguished by its singular architecture and impressive volumes. The entrance opens onto a vast, luminous living room of almost 70 m<sup>2</sup>, with a spacious open-plan kitchen. This is followed by an intimate living room with stone walls, a bedroom (or ideal room for a professional), and a souplex gym or home cinema.

A designer staircase leads to a 25 m<sup>2</sup> master suite with bathroom, dressing room and separate toilet, opening onto a charming tropézienne terrace.

Behind elegant skylights, a few steps lead up to an office, laundry room and bedroom with bathtub.

RELAXING MOMENTS in the heart of the city:

The “patio terrace”, a true haven of peace, gives access to a saltwater swimming pool, ideal for recharging your batteries after a day's work or a visit to the old town.

UNIQUE ARCHITECTURE:

Half-levels, skylights, play of light and volumes combine perfectly with materials such as red brick, stone and metal. The vestiges of Hyères' industrial history are revealed here in a perfect fusion of past and present.

PRACTICAL, COMFORTABLE LIVING:

This loft offers a unique living environment, combining comfort and functionality. Ideal for a family or a couple, one of the bedrooms can also be used for professional purposes, thanks to its independent access.

A 25 m<sup>2</sup> garage completes this property.

PRIVILEGED LOCATION :

Toulon Hyères airport, sandy beaches and island shuttles are just 5 km away. Saint-Tropez is 50 km away. A real “coup de coeur” for lovers of Hyères and its history!

Condominium charges approx. €1,200 per year.

Aline PREVOT

Luxury Real Estate Consultant

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Information on the risks to which this property is exposed is available on the Géorisques website:  
[www.georisques.gouv.fr](http://www.georisques.gouv.fr)



## CARACTÉRISTIQUES

Type de bien :	Appartement	Surface :	215.0 m <sup>2</sup>	Taxe foncière :	€760.00
NB de pièces :	6 rooms	NB de chambres :	3 bedrooms		

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

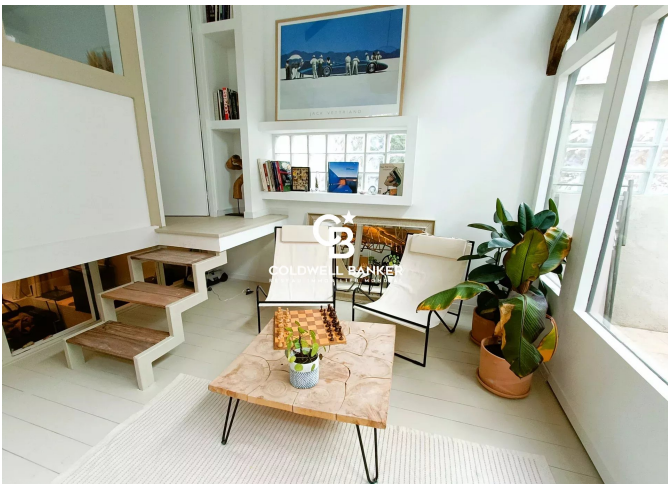
## DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : D 192

Indice d'émission de gaz à effet de serre (GES) : B 6



**COLDWELL BANKER**  
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