COLDWELL BANKER
EUROPA REALTY

Apartment Le Lavandou 66 m²



SALE PRICE : 629 400 €

EMAIL : VIRGINIE.BERTRAND@COLDWELLBANKER.FR

26 Avenue du Général de Gaulle
France, 83320, Carqueiranne

PHONE : +33494624786
virginie.bertrand@coldwellbanker.fr

COLDWELL BANKER
EUROPA REALTY

DESCRIPTION

“Terrace and Horizon Collection”

Just a 5-minute walk from Le Lavandou’s most beautiful beaches, this charming ground-floor flat offers superb sea views in a quiet, leafy and highly sought-after setting.

Set within a small, intimate block of flats, this flat, with a total floor area of 66 m², accessed via a few steps, boasts a practical and light-filled layout comprising:

- a separate entrance,
- an open-plan kitchen,
- a spacious and light-filled living/dining room,
- a large, furnished and heated loggia,
- a beautiful 14 m² master bedroom,
- a shower room,
- a separate toilet.

Outside, you’ll enjoy a magnificent private outdoor area of over 100 m², featuring terraces and a beautifully landscaped dining area, all boasting breathtaking sea views.
A private covered parking space completes this property.

A PRIME LOCATION :
Whether on foot, by bike or by car, all amenities are within 10 minutes’ reach. The cycle path runs right past the residence. Charming steps provide direct access to the beaches. The flat is also just 35 minutes from Toulon-Hyères Airport and 35 minutes from Saint-Tropez.

PLEASE NOTE :

- Possibility of creating a second bedroom and converting the property into a pleasant two-bedroom flat.
- Excellent potential for returns from holiday lettings.
- Don’t miss out!

Service charges are approximately €200 per quarter. The owners’ association is not currently involved in any legal proceedings.

Information on the risks to which this property is exposed is available on the Géorisques website: www.georisques.gouv.fr. The property is situated in an area subject to a mandatory brush-clearing requirement.

26 Avenue du Général de Gaulle
France, 83320, Carqueiranne

PHONE : +33494624786
virginie.bertrand@coldwellbanker.fr

COLDWELL BANKER
EUROPA REALTY

FEATURES

Property type:	Apartment	Area:	66.0 m²	Property tax:	€901.00
Number of rooms:	2 rooms	Number of bedrooms:	1 bedroom		

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

ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): D 186

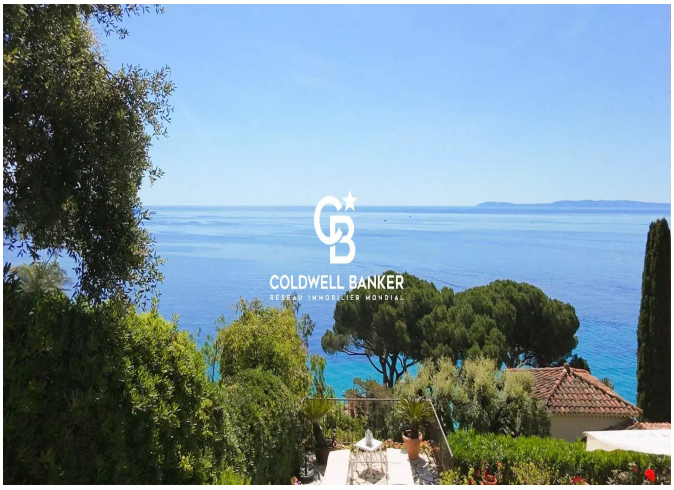
Greenhouse gas emissions (GHG) index: B 7

26 Avenue du Général de Gaulle
France, 83320, Carqueiranne

PHONE : +33494624786
virginie.bertrand@coldwellbanker.fr

COLDWELL BANKER
EUROPA REALTY









26 Avenue du Général de Gaulle
France, 83320, Carqueiranne

PHONE : +33494624786
virginie.bertrand@coldwellbanker.fr