COLDWELL BANKER
EUROPA REALTY

Apartment Six-Fours-les-Plages 40 m²



SALE PRICE : 379 000 €

EMAIL : VIRGINIE.BERTRAND@COLDWELLBANKER.FR

26 Avenue du Général de Gaulle
France, 83320, Carqueiranne

PHONE : +33494624786
virginie.bertrand@coldwellbanker.fr

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DESCRIPTION

In a privileged setting, just 20 metres from the beach and 600 metres from the port of Sanary-sur-Mer, discover this elegant apartment offering a rare lifestyle, combining sophistication, comfort and immediate proximity to the coastline.

Located on the first and top floor of an intimate residence comprising just three units, this approximately 43 sqm one-bedroom apartment, facing due south, enjoys a particularly peaceful atmosphere and exceptional natural light.

The approximately 24 sqm living area features an open-plan kitchen and naturally extends onto a terrace offering unobstructed and privileged sea views.

The bedroom also benefits from a balcony with open views, creating a seamless connection between the interior spaces and the surrounding outdoor environment.

The property also includes convertible attic space, offering additional potential for further development, subject to the necessary authorisations.

Designed with a strong focus on comfort and quality finishes, the apartment offers particularly high-quality features, including 120 × 120 cm marble-effect tiling, ducted air conditioning, pocket sliding glass doors, aluminium shutters, renovated electrical and plumbing systems, as well as a façade renovation planned for 2026.

A private parking space completes the property.

The residence benefits from a private and independent entrance, in a peaceful setting at the end of a cul-de-sac.

An elegant and discreet pied-à-terre, just moments from the sea and the port of Sanary, combining an exceptional location, quality finishes and further development potential.

The property is subject to co-ownership regulations.
Number of units: 3
No co-ownership charges.
No ongoing legal proceedings.

Lucas Mas
Real Estate Consultant – Sole Trader
RSAC 109 661 173
+33 (0)7 68 26 26 94

Thomas Poujade
Real Estate Consultant – Sole Trader
RSAC 108 922 881
+33 (0)7 67 51 31 38

Information regarding the 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:	40.49 m²	Number of rooms:	2 rooms
Number of bedrooms:	1 bedroom				

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ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): C 178

Greenhouse gas emissions (GHG) index: B 6

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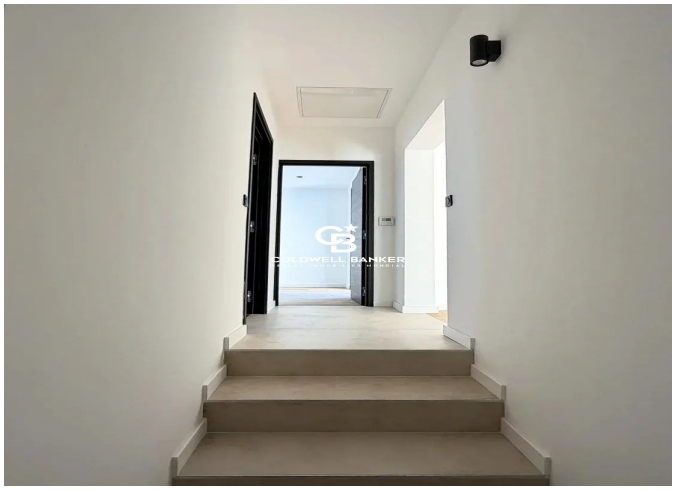












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