

Appartement La Crau 252 m<sup>2</sup>

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PRIX DE VENTE : 1 395 000 €

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## DESCRIPTION

T7 flat in a mansion house with swimming pool, just 15 minutes from Toulon/Hyères airport and 5 minutes from the beaches of Carqueiranne, in the commune of La Crau.

On the ground floor, an elegant dining kitchen, designed by Poggenpohl, a spacious living room and a magnificent entrance hall leading to a central staircase leading to the sleeping area.

On the first floor, four en suite bedrooms and a study provide total comfort and privacy.

Outside, a terrace and a 662 m<sup>2</sup> garden with exclusive use, set in 2,404 m<sup>2</sup> of parklands planted with rare species, invite you to relax, with its swimming pool surrounded by shady areas under majestic plane trees and a fully equipped summer kitchen.

There is also a cellar and parking for several vehicles.

This exceptional flat combines charm and top-of-the-range features, within easy reach of amenities and beaches.

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The property is located in an area subject to compulsory forest clearance. Information on 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 :	252.0 m <sup>2</sup>	Taxe foncière :	€5.00
NB de pièces :	7 rooms	NB de chambres :	4 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)

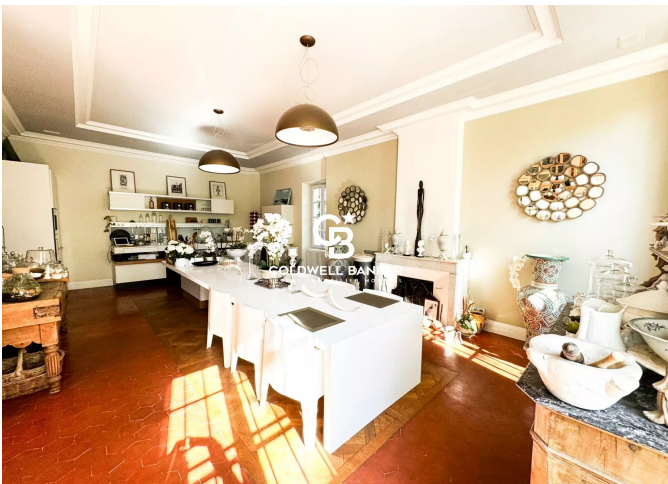
## DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : C 142

Indice d'émission de gaz à effet de serre (GES) : A 5



**COLDWELL BANKER**  
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