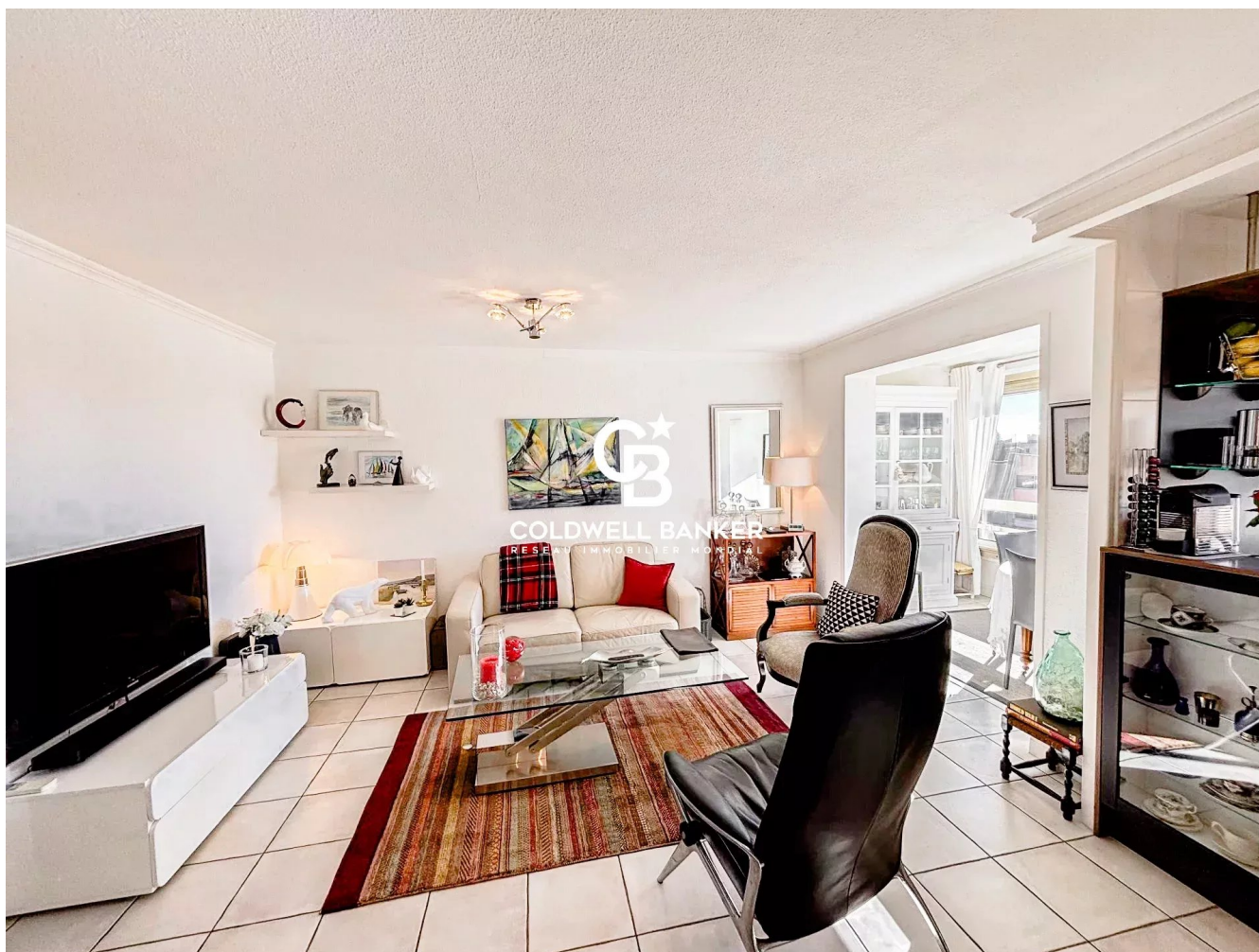


Appartement La Londe-les-Maures 69 m<sup>2</sup>

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PRIX DE VENTE : 398 000 €

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

## DESCRIPTION

Just 50 metres from the sea, between Pellegrin Beach and Miramar Beach, discover this rare duplex apartment, ideal for a high-yield seasonal rental investment.

Located on the 3rd floor of a sought-after residence, this apartment offers nearly 100 m<sup>2</sup> of floor space, including 69 m<sup>2</sup> of living space, with an excellent capacity for up to 8 people, a key criterion for optimising rental yield.

The apartment, which is partially furnished and fully air-conditioned, comprises:

- a fitted kitchen,
- a bright living room with loggia and sea view,
- two bedrooms, one with a dressing room and terrace access,
- a study (extra bedroom) with terrace access,
- a shower room with WC,
- a separate WC,
- plenty of storage space.

The 16 m<sup>2</sup> terrace with sea views and no overlooking neighbours is a major asset for seasonal rentals.

Distinctive advantages:

- Sea views, Îles d'Or, Fort de Brégançon
- Beach and harbour within walking distance
- South-facing
- High rental capacity (sleeps up to 8)
- Highly sought-after area for holidaymakers
- Excellent seasonal rental potential

Just 3 km from the village, in the heart of a sought-after area (Var wine route, cycle paths, hiking trails, one of the most beautiful bays in the world), this property enjoys sustained rental demand throughout the season.

Ideal for an investor looking to combine profitability, asset appreciation and personal use.

As an expert in the management and promotion of seasonal rentals, I can assist you in analysing the rental potential and putting the property to use.

No proceedings in progress. Total number of lots in the co-ownership: 24.

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)

Aline PREVOT

Consultante Immobilier de Prestige  
COLDWELL BANKER BEAU RIVAGE

+33 (0)6 24 31 65 89

[aline.prevot@coldwellbanker.fr](mailto:aline.prevot@coldwellbanker.fr)

EI RSAC de Toulon 911 952 109

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26 Avenue du Général de Gaulle  
France, 83320, Carqueiranne



TÉL : +33494624786  
[virginie.bertrand@coldwellbanker.fr](mailto:virginie.bertrand@coldwellbanker.fr)

## CARACTÉRISTIQUES

Type de bien :	Appartement	Surface :	69.0 m <sup>2</sup>	Taxe foncière :	€860.00
NB de pièces :	4 rooms	NB de chambres :	2 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)

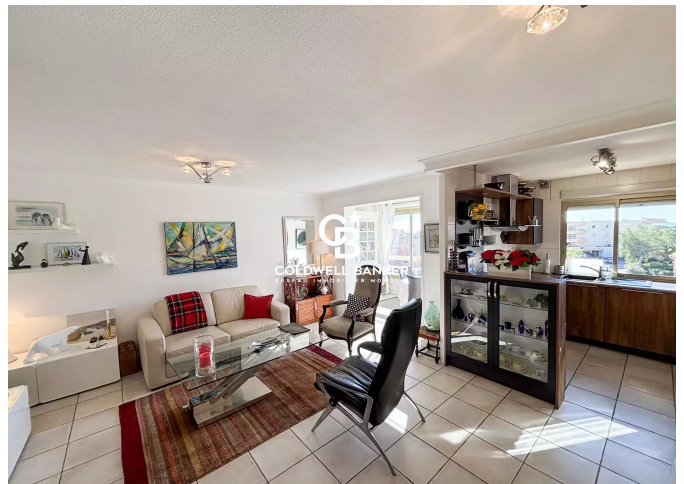
## DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : C 141

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



**COLDWELL BANKER**  
**EUROPA REALTY**



26 Avenue du Général de Gaulle  
France, 83320, Carqueiranne



TÉL : +33494624786  
virginie.bertrand@coldwellbanker.fr