

Appartement Le Lavandou



PRIX DE VENTE : 1 768 000 €

EMAIL : VIRGINIE.BERTRAND@COLDWELLBANKER.FR

DESCRIPTION

Just 100 meters from the beach, this exceptional reverse duplex penthouse of nearly 185 m² is located within a newly built residence—with elevator access—secure, intimate, and limited to only two floors. It enjoys a rare panorama over the hills of Cavalière along with an elegant sea view.

Every detail of this apartment reflects a commitment to premium quality: noble materials, generous volumes, abundant natural light... a true lifestyle where comfort meets refinement.

The main floor unfolds around an 80 m² living space combining lounge, dining room, contemporary kitchen, and pantry. At the heart of the room stands a striking signature feature : a spectacular Avocatus granite countertop from Brazil, leather finish, crafted by a local stonemason. Its presence gives the entire space a strong and unique identity. Large bay windows extend the room onto a 40 m² terrace, revealing a beautiful open view of the Cavalière hills while also offering a clear sea view—two distinct yet complementary landscapes that enrich the atmosphere of the home.

The lower level (N-1) is dedicated to the night area, designed to offer calm and privacy. It features four bedrooms : one with its own en-suite shower room, two sharing a shower room located in the hallway, and a master bedroom with its own private shower room—the most spacious and refined of them all. Two of the bedrooms open onto a 35 m² English courtyard, bringing light and air to the level, while the other two enjoy direct access to a 17 m² terrace. A discreet laundry room completes this floor.

Parking is a standout asset, a 60 m² garage with three doors. Access to the apartment is provided by an elevator leading directly to a private landing on the second and top floor of the residence.

A premium property, truly rare on the market.

Enzo Bondil
Real Estate Consultant
COLDWELL BANKER BEAU RIVAGE
EI RSAC 882 773 757
+33 (0)6 35 45 91 41
enzo.bondil@coldwellbanker.fr

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

CARACTÉRISTIQUES

Type de bien :	Appartement	Ascenseur :	Oui	Taxe foncière :	€2.00
NB de pièces :	6 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

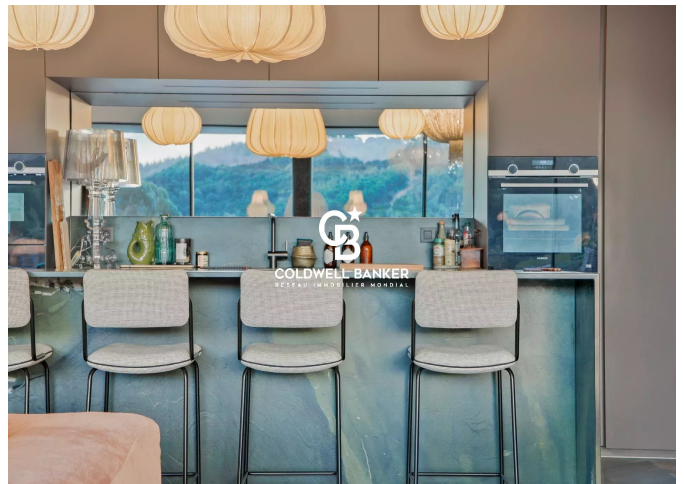
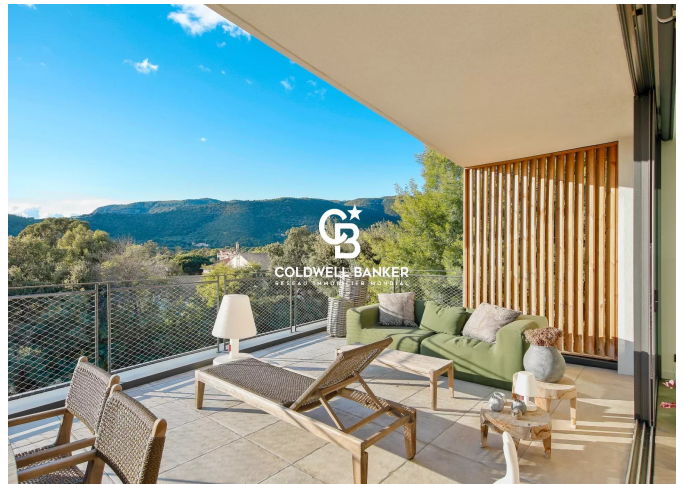
DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : A 48

Indice d'émission de gaz à effet de serre (GES) : A 1



COLDWELL BANKER
EUROPA REALTY



26 Avenue du Général de Gaulle
France, 83320, Carqueiranne



TÉL : +33494624786
virginie.bertrand@coldwellbanker.fr