COLDWELL BANKER
EUROPA REALTY

House La Londe-les-Maures 131 m²



SALE PRICE : 874 000 €

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EXCLUSIVITY

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DESCRIPTION

“Esprit Nautique Collection”

A brand-new contemporary villa built in 2024, just 300 metres from the harbour and beaches, combining modern architecture, absolute comfort and the Mediterranean way of life.
Rare in terms of its design, location and the quality of its fittings, the villa enjoys a sought-after setting whilst retaining a pleasant tranquillity away from the hustle and bustle of the summer season.

Contemporary architecture designed for comfort :
Built on stilts and constructed using high-quality materials, the villa captivates with its modern lines, functional layout and excellent energy efficiency, rated A on the Energy Performance Certificate (DPE).
With a total floor area of 135 m² and a south-facing aspect, the property is arranged over two levels, harmoniously separating the sleeping areas from the living spaces.
On the ground floor, a spacious entrance hall leads to three bedrooms – one with an en-suite shower room – a second shower room, a large utility room and a separate toilet.
Upstairs, natural light floods into a beautiful 45 m² living area combining the lounge and kitchen, designed to open out onto the outdoors. A fourth bedroom with an en-suite shower room and a guest toilet completes this level.
Extending from the kitchen, a spacious covered terrace runs alongside the living room’s floor-to-ceiling windows, effectively becoming an additional living space. From here, you can see the harbour, the sea and the Hyères Islands. To the east, the vineyards of Château des Bormettes and Pic St Martin reflect the authentic and unspoilt character of the area.

Modern, high-performance features:
Features designed to combine everyday comfort, energy efficiency and ease of use:

- Views of the sea and the harbour
- Space suitable for a swimming pool
- Reversible air conditioning and mechanical ventilation in all rooms
- Double-glazed aluminium windows and doors
- Centralised roller shutters
- Automatic gate
- Three private outdoor parking spaces

An investment that combines enjoyment with seasonal rental income:
The property’s practical layout and modern design make it a comfortable, low-maintenance home, suitable for use as either a main residence or a luxury holiday home.
This villa also offers significant advantages for a holiday let, thanks to its prime location right by the coast, its contemporary facilities, its excellent energy efficiency and its four bedrooms, which can accommodate 8 to 10 people (a rarity in the area).

A prime location, between land and sea:

Here, everyday life is within walking distance: the harbour, the beaches, the ‘Bateliers de la Côte d’Azur’ ferry service to the Hyères Islands, and the shops are all just a few minutes’ walk away.
The village centre, 2.5 km away, rounds off this convenient and pleasant setting.
Toulon-Hyères Airport is less than 20 minutes away.
With its fine sandy beaches, the hills of the Massif des Maures, the vineyards and the islands of Porquerolles and Port-Cros, La Londe-les-Maures embodies a sought-after Mediterranean way of life, combining unspoilt nature, water sports and Provençal authenticity.

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 compulsory bush-clearing requirement.

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FEATURES

Property type:	House	Area:	131.7 m²	Number of rooms:	5 rooms
Number of bedrooms:	4 bedrooms				

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ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): A 40

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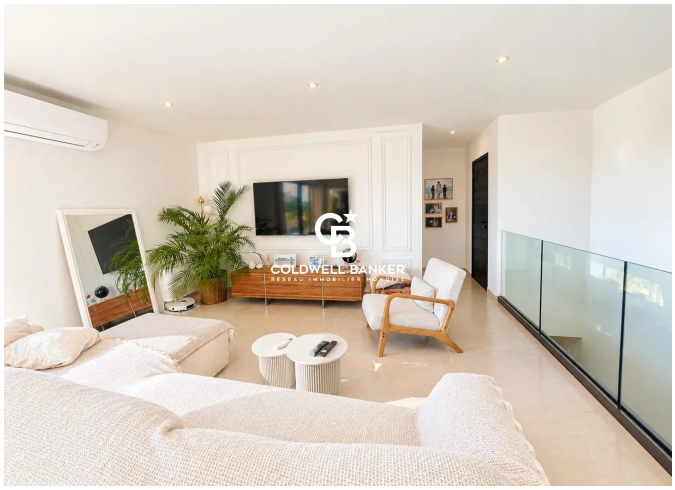












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