

Maison Le Lavandou 241 m<sup>2</sup>

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PRIX DE VENTE : 3 000 000 €

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## DESCRIPTION

Set in the heart of Le Lavandou's unspoilt and sought-after surroundings, in the highly desirable Aiguebelle area, this property sits on a superb plot of approximately 1,400 m<sup>2</sup>, offering significant potential for rental investment.

Ideally situated just a few minutes' walk from the splendid Jean Blanc beach, this villa enjoys exceptional sea views and a south-facing aspect, ensuring optimal sunshine throughout the day.

Spanning approximately 240 m<sup>2</sup>, the property charms with its generous proportions and natural light.

The main level features a spacious vaulted living room with a fireplace, extending into an open-plan living area opening onto the outdoors, a kitchen, and a master bedroom with an en-suite bathroom (shower, bath and dressing room).

A second independent living area provides a self-contained space for family and guests. It comprises a living room, an open-plan kitchen, two bedrooms and a shower room.

Every room enjoys spectacular sea views, further enhancing the unique character of this property.

Outside, a south-facing hot tub completes the picture, offering the perfect invitation to relax whilst taking in the exceptional panorama, whilst also providing the potential to install a swimming pool.

A rare find, combining elegance, comfort and a prime location, in the heart of one of Le Lavandou's most sought-after areas.

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## CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	241.0 m <sup>2</sup>	Taxe foncière :	€1.00
NB de pièces :	6 rooms	NB de chambres :	3 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

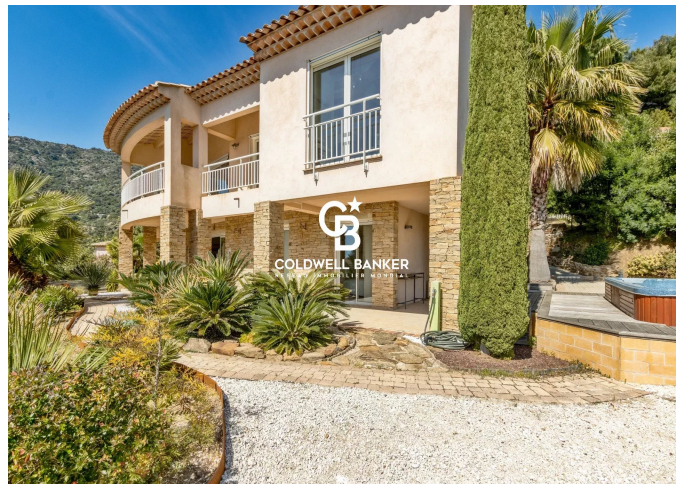
Diagnostic de performance énergétique (DPE) : C 139

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

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