

Flat in a secure residence, 5 min from the sea, with swimming pool, tennis and parking.



## INFORMATION

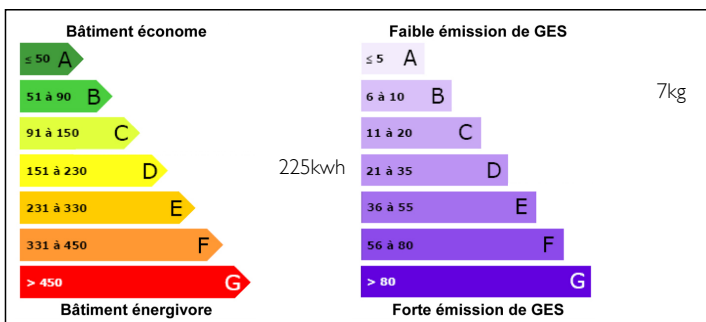
Town:	Roquebrune-sur-Argens
Department:	Var
Bed:	1
Bath:	1
Floor:	37 m2
Plot Size:	0 m2



## IN BRIEF

On the Mediterranean coast and located in a poetic setting, a 37 sq.m. T2 flat in a residence with a sea view over the Grande Bleue and the Gulf of Saint-Tropez. Secure residence, very quiet, very well maintained, with two tennis courts, two swimming pools, numerous parking spaces and very well known for its integrated services. Very well laid out flat with a loggia on the 1st floor. Close to the beaches. This residence has been well designed. The flat is ideal for a couple and is part of a managed rental scheme, making it a perfect rental investment.

## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## DESCRIPTION

In the heart of nature, flat of 37m<sup>2</sup> composed of an entrance, a kitchen equipped and open on a dining area and living room giving access to an outside terrace, a bedroom with integrated wardrobe also giving access to the terrace, a bathroom and separate toilet.

2 communal swimming pools, as well as 2 tennis courts and living areas.

Parking spaces are available.

Owners can choose to have their property managed and rented out with a range of options.

The residence is surrounded by a wild and preserved nature which invites to walks and hikes with sublime views on the Mediterranean coast. It hosts an exciting range of experiences brimming with the pleasures and refinement of the enviable Côte d'Azur lifestyle, located just minutes from Sainte-Maxime, Saint-Tropez or Saint Raphaël and with easy access to Nice International Airport.

Also, very close to the heart of Provence, a region renowned for its wines and vineyards and art of living.

Co-ownership of 100 lots (No procedure in progress).

To discover without delay! For more information, contact us!

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Co-owned building of 100 units

Provisional annual charges: 2363€

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## LOCAL TAXES

Taxe foncière: **774 EUR**

## NOTES