

Modern villa with swimming pool located between the hills and the sea in a quiet and green area of the coastal town Six-Fours-les-Plages.



INFORMATION

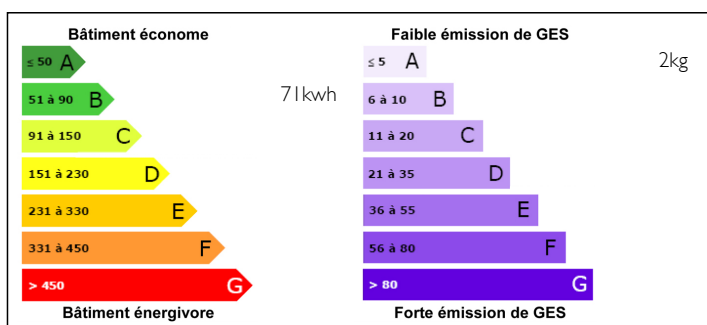
Town:	SIX FOURS LES PLAGES
Department:	Var
Bed:	3
Bath:	2
Floor:	170 m2
Plot Size:	2000 m2



IN BRIEF

This recently built 3-bedroom villa (2013) is beautifully located in a quiet and green area (construction here is prohibited) and it is in close proximity to the beaches and all other facilities. There is a big garden with a pergola and a large swimming pool area. Possibilities exist to create an additional 2 bedrooms.

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

Interior

Upon entering this villa the first thing that you notice is the light flooding in and the spacious lay-out of the ground floor. There is a fully equipped kitchen with a kitchen island, a 41 m² living room, a walk-in closet, 2 bedrooms, a bathroom with shower and a separate toilet. The glass sliding doors in the living room offer a view of the garden. It is possible to use the walk-in closet as a fourth bedroom. From the living room a winding staircase leads up to the first floor where there is another bathroom with shower and a large (23 m²) bedroom. The possibility exists to create two separate bedrooms.

Exterior

The large garden offers everything that one could possibly want from a garden. There is a large swimming pool (8x4), a spacious pool area and a covered terrace. Also, there is a plot of land that is not yet in use which could be perfect for a pétanque area or a kids play area. On the plot you will also find a garden shed for extra storage.

Location

The villa is located in the lovely coastal town of Six-Fours-Les Plages where you can experience life in the South between the woods and the sea. It is known for the fort on the hill and for its beautiful coast line with its abundance of beaches, such as "Brutal beach" which is a famous windsurfing spot.

Toulon: 10 km

Marseille: 63 km

Aix-en-Provence: 83 km

Saint-Tropez: 78 km

Nice: 158...

LOCAL TAXES

Taxe foncière: **2072 EUR**

NOTES