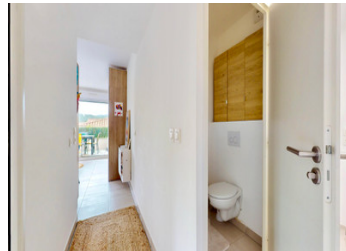


270,000 Apartment less than 4 years old . 35M2 . One bedroom, new kitchen, bathroom . ST CYR SUR MER



INFORMATION

Town:	Saint-Cyr-sur-Mer
Department:	Var
Bed:	1
Bath:	1
Floor:	35 m2
Outside Space:	10 m2

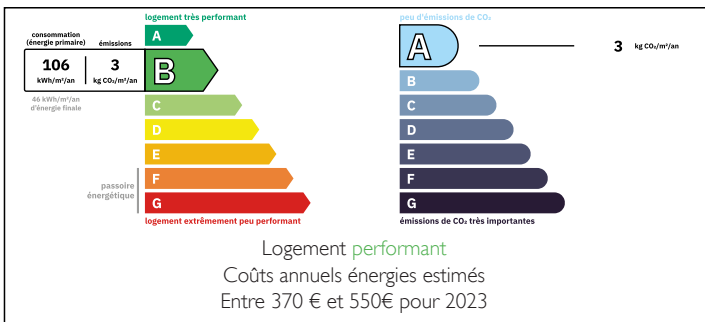


IN BRIEF

Beautiful modern One-Bedroom Flat – Terrace, Garage & Cellar – Saint-Cyr-sur-Mer

Located in the sought-after coastal town of Saint-Cyr-sur-Mer, this beautifully renovated 36 m² one-bedroom apartment offers the perfect setting for a holiday home, investment property, or comfortable permanent residence.

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

Property Description

Situated on the first floor of an attractive two-storey building, the apartment welcomes you with a spacious entrance hall featuring generous built-in storage and a separate WC.

The owners have created a cosy bedroom with its own en-suite shower room, providing a practical and private sleeping area.

The bright open-plan living space includes a modern, fully fitted kitchen that was recently installed. This area flows seamlessly onto a large terrace, spacious enough to host a dining table for 6 to 8 guests—perfect for enjoying alfresco meals in the Mediterranean climate.

The property is equipped with air-source heating and air conditioning, ensuring comfort all year round.

In the basement, you will find a private garage, with electric point for a vehicle. Space for bikes or water sports, a valuable asset in this area.

Location

Within easy walking distance of local shops, the apartment enjoys a peaceful yet convenient setting. The centre of Saint-Cyr-sur-Mer is just a 5-minute drive away, as are the stunning sandy beaches and the charming harbour of Les Lecques.

Saint-Cyr-sur-Mer is known for its Provençal lifestyle, renowned vineyards, beautiful coastline, and excellent access to nearby towns such as Bandol, La Ciotat and Marseille.

Key Features

New and modern and ready to enjoy

LOCAL TAXES

Taxe foncière: 950 EUR

NOTES