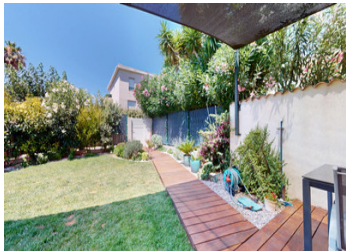
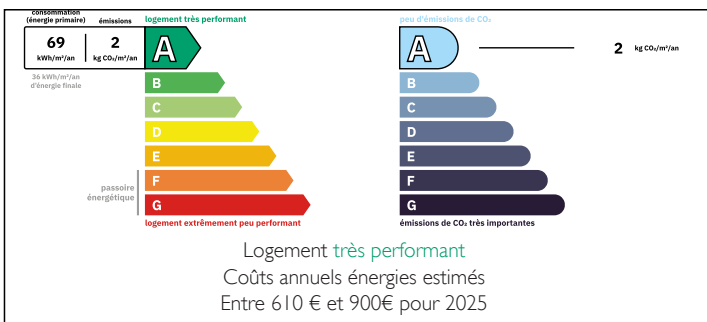


Contemporary villa in Sanary sur Mer. 3 bedrooms, double garage, terrasse and garden, seperate studio

EXCLUSIVE



ENERGY - DPE



INFORMATION

|             |                |
|-------------|----------------|
| Town:       | Sanary-sur-Mer |
| Department: | Var            |
| Bed:        | 3              |
| Bath:       | 2              |
| Floor:      | 106 m2         |
| Plot Size:  | 133 m2         |

IN BRIEF

Just a 15-minute stroll from Sanary's picturesque harbour, vibrant cafés, restaurants and sandy beaches, this property offers the rare privilege of absolute tranquillity without sacrificing convenience. The beautiful beaches of Bonnegrâce, Portissol and Bandol are all within easy reach, offering crystal-clear Mediterranean waters, beach clubs and coastal walks. The nearby marina provides excellent sailing opportunities, while golf courses, tennis clubs and hiking trails are all close by.

The property also benefits from outstanding transport connections. The A50 motorway is just minutes away, placing Toulon in approximately 15 minutes, Marseille in around 45 minutes, Aix-en-Provence in under an hour, and Nice International Airport in approximately 1 hour 45 minutes. Marseille Provence International Airport can be reached in around 50 minutes, making this an ideal permanent residence, holiday home or

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

Contemporary Elegance Just Moments from the Heart of Sanary-sur-Mer

Hidden away at the end of a peaceful cul-de-sac in the highly sought-after La Baou district, this exceptional contemporary villa perfectly captures the effortless Mediterranean lifestyle. Completed in 2022, every detail has been carefully considered to create a home that is both stylish and practical, combining sleek modern architecture with warm, inviting living spaces.

Just a 15-minute stroll from Sanary's picturesque harbour, vibrant cafés, restaurants and sandy beaches, this property offers the rare privilege of absolute tranquillity without sacrificing convenience.

From the moment you step inside, the quality is immediately apparent. Bathed in natural light, the elegant open-plan living area flows seamlessly into a stunning Schmidt designer kitchen, complete with a central island, premium appliances and extensive bespoke storage. Large sliding doors blur the boundaries between indoors and out, opening onto an immaculate landscaped garden and beautiful timber terrace—an idyllic setting for long summer lunches, entertaining friends or simply relaxing beneath the Provençal sunshine.

Upstairs, two generous bedrooms feature beautiful oak flooring, high ceilings and custom-built wardrobes, creating calm and sophisticated retreats. A stylish family shower room completes the upper floor, while discreet ducted reversible air conditioning ensures year-round comfort.

One of the villa's most valuable features is its fully independent studio, complete with its own private entrance, kitchenette and shower room. Ideal for welcoming family and friends, accommodating teenagers, creating a peaceful home office, or generating attractive seasonal rental income, it offers exceptional flexibility rarely found in properties of...

## LOCAL TAXES

**Taxe foncière: 1825 EUR**

## NOTES