LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A47029JDH83 Price: 169 500 EUR

agency fees to be paid by the seller

Turn-key apartment with terrace, sea view and private parking – minutes from Le Lavandou centre







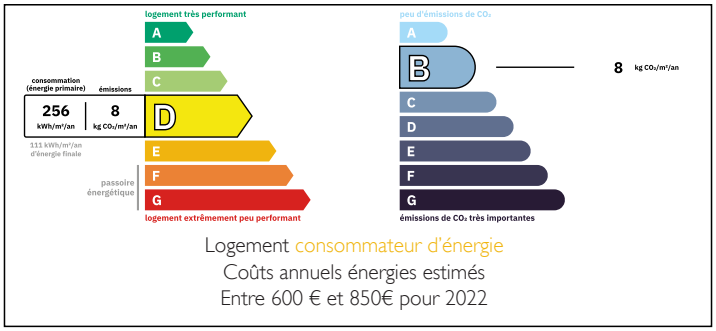








ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 600 € et 850€ pour 2022

INFORMATION

Town:	**Le Lavandou**
Department:	**Var**
Bed:	**0**
Bath:	**0**
Floor:	**27 m2**
Outside Space:	**11 m2**

IN BRIEF

Turn-key apartment with private terrace, sea view and parking, just a few minutes from the centre and beaches of Le Lavandou on the French Riviera.

Set in a small, peaceful co-ownership with low charges, the property is easy to maintain and ideal as a holiday home, pied-à-terre or rental investment. The bright living and dining area opens directly onto a sheltered terrace, perfect for outdoor dining and relaxing in the Mediterranean climate. A separate fully equipped kitchen and bathroom complete the interior.

The apartment is well maintained and ready for immediate use, with no renovation required. Private parking is included, a real advantage in Le Lavandou.

Its sought-after coastal location, low running costs and excellent seasonal rental potential also make this an attractive business opportunity for owners

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.

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LOCAL TAXES

Taxe foncière:	**665 EUR**

NOTES

DESCRIPTION

Turn-key apartment with private terrace, sea view and parking, ideally located just minutes from the centre and beaches of Le Lavandou on the Côte d'Azur.

Set in a small co-ownership residence with low annual charges, this well-presented apartment combines an excellent location with outdoor space, comfort and easy maintenance. It is particularly attractive for international buyers looking for a French Riviera holiday home that can also generate rental income when not in personal use.

The bright living and dining room opens directly onto a private terrace, creating a natural extension of the interior. Sheltered by an awning, the terrace is perfect for outdoor dining, morning coffee or an evening aperitif in the Mediterranean climate. From the elevated setting there are attractive open views towards the sea and the Îles d'Hyères.

Inside, the apartment is comfortable and very well maintained. The living area provides space for both a lounge and dining table, while the separate fitted kitchen is fully equipped with an oven, hob, refrigerator, microwave, dishwasher and washing machine. The bathroom includes a shower, washbasin and WC.

The property is fully ready for immediate use, with no renovation required. A private parking space is included – a significant advantage in Le Lavandou, particularly during the busy summer season.

The centre of Le Lavandou, its marina, restaurants, shops and beautiful Mediterranean beaches are only a few minutes away. Bormes-les-Mimosas and the wider Var coastline are also within easy reach.

With its sought-after coastal location, private terrace, parking, low co-ownership charges and...