LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A47114NEM83 Price: 269 000 EUR

agency fees included: 7 % TTC to be paid by the buyer (251 402 EUR without fees)

Beautiful apartment - striking interiors wh effortless Mediterranean living (garden+parking) near Port Grimaud

EXCLUSIVE







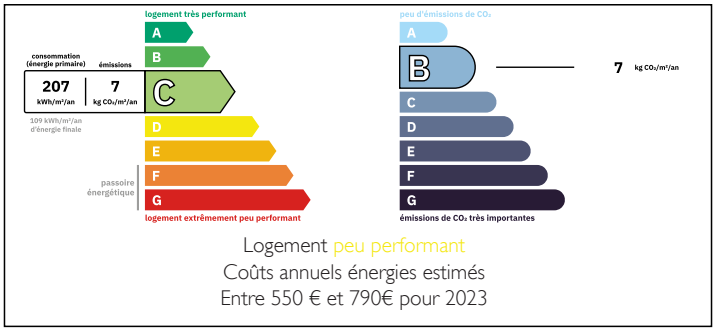








ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 550 € et 790€ pour 2023

INFORMATION

Town:	**Cogolin**
Department:	**Var**
Bed:	**1**
Bath:	**1**
Floor:	**25 m2**
Outside Space:	**26 m2**

IN BRIEF

South-West oriented garden apartment near Saint-Tropez – Private Garden, Parking, Pools & Tennis

Charming 25 m² garden-level apartment in sought-after Font Mourier, in the Gulf of Saint-Tropez. Cleverly designed with a bright living area, fully equipped kitchen, separate bedroom, bathroom with bathtub, mirrored-door dressing and an enclosed 8.81 m² loggia.

The approx. 26 m² private garden offers Mediterranean outdoor living and direct access to the Gassin forest trails for walking and cycling.

The residence features 3 swimming pools, a tennis court and private parking. A nearby 4-star hotel offers a restaurant, cocktails and evening events, as well as convenient accommodation for guests.

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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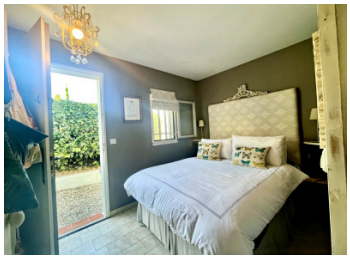
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LOCAL TAXES

Taxe habitation:	**642 EUR**

NOTES

DESCRIPTION

Private Garden Apartment near Saint-Tropez – Pools, Tennis, Parking & Nature

Discover this charming 25 m² garden-level apartment in the sought-after **Font Mourier area of Cogolin**, ideally positioned in the heart of the **Gulf of Saint-Tropez**. Combining clever interior design, generous outdoor living and excellent leisure facilities, the property offers an attractive Mediterranean lifestyle within easy reach of Saint-Tropez, Gassin, Port Grimaud and the beaches of the Gulf.

Despite its compact dimensions, the apartment has been designed to make excellent use of every square metre. The bright living area connects naturally with an enclosed 8.81 m² loggia, creating an additional space that can be enjoyed for dining, relaxing or simply extending the main living area.

The apartment features a fully equipped kitchen, a separate bedroom with storage, a bathroom with bathtub, and a particularly practical mirrored-door dressing area in the hallway, providing valuable additional storage without compromising the clean interior design.

Private Garden & Mediterranean Outdoor Living

One of the property's greatest assets is its approximately 26 m² private garden. Combined with the enclosed loggia, it considerably extends the way in which the property can be enjoyed and gives the apartment the atmosphere of a small Mediterranean home.

Breakfast outdoors, relaxed lunches, reading in the garden or enjoying long summer evenings become part of everyday life. The garden-level position creates a seamless transition between interior and exterior and is particularly appealing for anyone looking for a genuine Côte d'Azur indoor-outdoor lifestyle.