LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A47916CCU83 Price: 475 000 EUR

agency fees to be paid by the seller

New 3-Bedroom Villa in Secure Complex with Garden, Terrace & Garage















INFORMATION

Town:	Six-Fours-les-Plages
Department:	Var
Bed:	3
Bath:	2
Floor:	92 m2
Plot Size:	127 m2

IN BRIEF

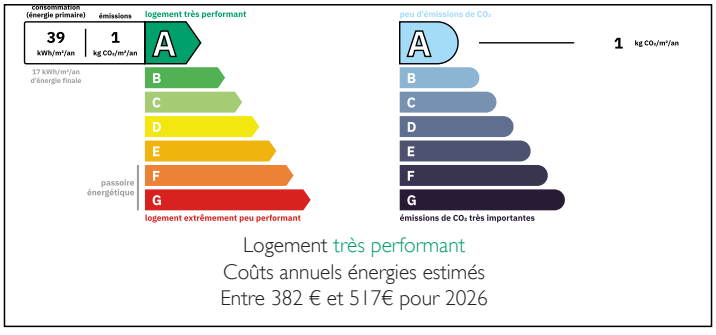
Brand-New Villa with Views of the Fort de Six-Fours – Just Minutes from the Beach!

Located in a secure and sought-after residence, this brand-new villa offers the perfect blend of modern comfort, peace and quiet, and convenient location. Just 2 km from the beaches and with a few shops within walking distance, it's an ideal setting for both full-time living and holiday getaways.

The property includes two private parking spaces and a garage with a motorised door. Access is via a well-maintained tarmac road, and the home features aluminium double glazing with electric roller shutters throughout.

Heating and air conditioning are provided by a reversible air-to-air heat pump, ensuring year-round comfort.

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A47916CCU83 Price: 475 000 EUR

agency fees to be paid by the seller







NOTES

DESCRIPTION

On the ground floor, fully tiled with your choice of finish, you'll find a utility room, with wc and wash basin, which could be used as a separate shower room, and a bright living room with an open-plan kitchen area. The lounge has two large patio doors plus an additional glazed door, all opening onto the south-facing terrace at the front and side of the property—perfect for outdoor dining or relaxing in the sun.

Upstairs, the villa offers three spacious double bedrooms, including one with a dedicated dressing area, as well as a family bathroom with bathtub or shower.

A rare opportunity in a highly desirable setting—book your visit today!
The photos are AI generated, and the property is sold unfurnished .

Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr