LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A48615EOB83 Price: 266 500 EUR

agency fees to be paid by the seller

80m 4-bedroom apartment on the top floor, with cellar and garage, quiet location in the center of La Garde

EXCLUSIVE















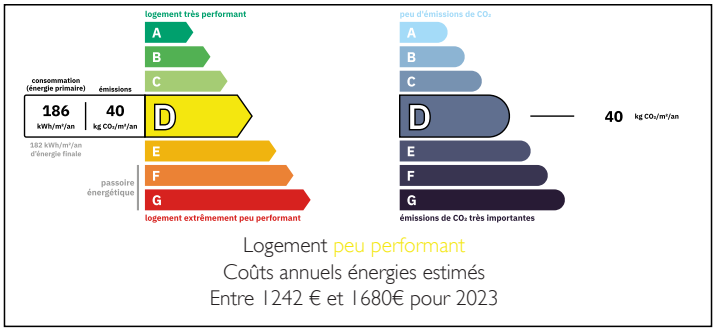
INFORMATION

Town:	La Garde
Department:	Var
Bed:	2
Bath:	1
Floor:	80 m2
Plot Size:	0 m2

IN BRIEF

TOP FLOOR, EXTRA LIGHT… AND NO RENOVATION WORK NEEDED!
Could this be the perfect apartment for you?
Discover this beautiful, dual-aspect 80 m² (approx. 861 sq. ft.) apartment, located on the top floor (with elevator) within a gated residential complex—ideally situated near shops, schools, and public transport.
Bathed in natural light, the property features a pleasant double living area that opens onto a west-facing balcony (with the potential to create a third bedroom), a separate kitchen with an adjoining loggia, two well-proportioned bedrooms with built-in storage, a shower room with a window, and a separate toilet—also with a window.
The real highlight ? It's move-in ready !
High-quality double glazing throughout, new solid Oregon pine shutters, and a building façade renovated in 2024—there's no major work to be done; just add your own personal touch to make it feel like home.
To top it all off, the property includes a cellar and a large private garage.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 1242 € et 1680€ pour 2023

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: A48615EOB83 Price: 266 500 EUR

agency fees to be paid by the seller





LOCAL TAXES

Taxe foncière: **2072 EUR**

NOTES

DESCRIPTION

WHAT IF YOUR NEXT "LOVE AT FIRST SIGHT" PROPERTY WERE ON THE TOP FLOOR?
Some apartments are just for viewing… while others allow you to instantly picture yourself living there. This one might well fall into the latter category!

Located on the top floor—accessible by elevator—within a gated residence, and ideally situated just steps away from shops, schools, and public transport, this beautiful 80 m² dual-aspect apartment offers a combination of highly sought-after features.
Its standout quality ? Light !
Thanks to its dual exposure, the interior is bathed in natural light throughout the day. The spacious, welcoming double living area opens onto a pleasant west-facing balcony—a true extension of your living space, perfect for enjoying the end of the day. For those who need an extra room, a third bedroom can easily be restored.
The separate kitchen includes a loggia—a practical, highly valued feature for everyday living.
The sleeping area comprises two well-sized bedrooms with built-in storage, a shower room featuring an actual window—a detail that adds both comfort and brightness—and a separate toilet, which also includes a window.
There is no need for major renovations or construction work before you move in! The property is fitted with high-quality double-glazed windows, the solid Oregon wood shutters are brand new, and the building's facades were completely refurbished in 2024.
You can move in with complete peace of mind and simply take your time to personalize the interior to your own taste.
And because comfort is also found in the little details, this property comes with a cellar and a large private garage. Top floor, plenty of light, peace and quiet, well-equipped, amenities close at hand—and, best of all, no major renovation work needed.
One visit might just be enough to convince you...