

676 000 €

Contact agency

Scandimmo

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For sale house

4 rooms

Surface : 98 m²

Surface of the land : 333 m²

Year of construction : 2000

Exposition : Sud Ouest Nord

View : Panoramique

Hot water : Electrique

Inner condition : GOOD

External condition : GOOD

Features :

POOL, CALM, Beach walk, Chauffage au sol rez de chaussée, Walking distance to shops, double glazing, No opposite

3 bedroom

3 terraces

1 bathroom

2 WC

1 parking

Energy class (dpe) : C

Emission of greenhouse gases (ges) : A

Document non contractuel

01/05/2025 - Prix T.T.C



## House 860 Le Lavandou

Unique location just 15 minutes' walk from the Mediterranean and the city- center of Le Lavandou. Panoramic views over the hills and wonderful walking opportunities right outside the front door. Very peaceful surroundings. This beautiful property is located on a hill and offers fantastic views as far as the eye can see. You'll be blown away as soon as you enter the front door, as the large French windows attract your gaze to the terrace and the view. The charming village of Le Lavandou and the nearest beach are approximately 2 km away and can be reached in 15 minutes via a shortcut. The property is located in a pleasant and well-kept residential area. The nearest neighbour is the hills just outside the fence, which offer great hiking opportunities just next to the house. The house was built in 2000 and has recently been renovated, including underfloor heating and new flooring on the ground floor and a renovated bathroom on the first floor. The home is very practically furnished with an entrance area with cupboard space, a bright and spacious living room with an open-plan kitchen and access to a covered terrace and the garden. On the ground floor there is also a technical room and a new toilet with sink. Upstairs are 3 spacious bedrooms with views, a nice bathroom and separate toilet. The garden is nicely planted and well-kept, and there is a large salt-treated swimming pool and outdoor shower. A large terrace in front of the entire house and the pool offers several cozy seating areas, including under a



descaling system for the water entering the house, friendly neighbours and one of the most beautiful views in Le Lavandou! Le Lavandou is one of the most famous seaside resorts in the Var area with a bay of 12 km with several beautiful beaches for swimming and diving. From the harbour, you can take the boat out to St Tropez, and to beautiful islands such as Port Cros, Porquerolles and Ile du Levant, or why not go for a walk or cycle along the promenade that begins at

the harbour.

Fees and charges :

676 000 € agency fees 3,85% à the responsibility of the buyer included