

699 000 €

Contact agency

Scandimmo

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For sale house

6 rooms

Surface : 126 m²

Surface of the living : 35 m²

Surface of the land : 640 m²

Year of construction : 1982

Exposition : Sud est

View : Jardin

Hot water : Electrique

Inner condition : GOOD

External condition : GOOD

Features :

POOL, CALM, Beach walk, Walking distance to shops, double glazing, Volets en bois

5 bedroom

1 terrace

4 bathrooms

4 WC

1 parking

Energy class (dpe) : E

Emission of greenhouse gases (ges) : B

Document non contractuel

24/05/2025 - Prix T.T.C



House 831 Bormes-les-Mimosas

OFFER ACCEPTED Beautiful detached house with swimming pool, in a sought-after area. 5 bedrooms, including 4 en suites. Ideal location, walking distance to the beach and amenities! SIGNIFICANT PRICE DROP, SEE BELOW. This bright house is well maintained both inside and out. The property is located in the La Favière district of the charming town of Bormes les Mimosas, in a sought-after residential area that is particularly quiet and secure. It is about a 10-minute walk from the beach, the port, and one of the most beautiful bays in the world (according to this article from France Bleu: www.francebleu.fr/infos/environnement/la-baie-de-bormes-les-mimosas-parmi-les-plus-belles-du-monde-6404459). Total building area (footprint): 209 m². Area calculated according to the Carrez law: 126 m². The house is composed of a 3-room apartment with a separate kitchen, shower room and toilet, and 3 studios equipped as separate bedrooms with individual access (it is possible to equip them with kitchenware if necessary). In total, this makes 5 bedrooms, 4 shower rooms and 4 toilets. There is a beautiful pool area with a large paved surface, which greatly limits the need for maintenance. Pool surface area: 33 m². A technical room for the pool, two small sheds, and a hidden outdoor shower complete the amenities of this house. It is possible to park two cars, one under the porch and the other in the access driveway. The grounds are fenced and enjoy good sunlight. There is a beautiful swimming pool and several relaxation



the real estate agency with Scandinavian values. Mr. Masse, 07 83 36 47 09. About Bormes les Mimosas Bormes-les-Mimosas is a picturesque little town near Le Lavandou, with charming little streets, colorful houses, castle ruins, restaurants, cafes, and shops, and just a short distance from renowned vineyards. The area offers excellent hiking and exploring opportunities. Close to the sea is the La Favière district with its port and beaches and access to a rich selection of maritime

activities. Notary fees will be reduced for you thanks to the separation of agency fees (paid by the buyer) and the net sale price agreed with the seller: you pay the same price in the end, but you are taxed much less because the notary fees are calculated on the net seller price of €665,714, and not on the displayed sale price. . Agency fees: 5.00% including tax calculated on the net seller price, or 4.76% calculated on the sale price. Information on the risks to which this property is exposed is available on the Géorisques website: www.georisques.gouv.fr

Fees and charges :

Annual current expenses 140 €

Well condominium

15 lots in the condominium 699 000 € agency fees 4,76% à the responsibility of the buyer included