

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

08/05/2025 - Prix T.T.C



## House 831 Le Lavandou

Beautiful house with swimming pool in a very quiet area. Ideal location within walking distance of the beach and all amenities! The bright house is well maintained inside and out. The property is located in a very charming town just by Le Lavandou, in a sought-after residential area that is particularly quiet and secure. It is around 10 minutes' walk from the beach, the port and one of the most beautiful bays in the South of France. The house comprises a 3-bedroom apartment with its own kitchen, shower room and toilet, and 3 studios equipped as independent bedrooms with individual access (it is possible to equip them with a kitchen set if required). This makes a total of 5 bedrooms, 4 shower rooms and 4 toilets. PRICE CUT OF 50,000 EUROS : This price reduction is due to the value of a number of improvements that could prove useful on this property, which is otherwise in good condition: cleaning and replacement of roof tiles, old swimming pool liner and protective curtain (but everything works, no leaks), removal of the tool wooden sheds behind the house, modernisation of the kitchen (functional but a little dated), additional insulation to upgrade the energy mark. ALL FURNITURES APART FROM PERSONAL BELONGINGS, ARE INCLUDED IN THE PRICE. There is a beautiful pool area with a large paved surface, which greatly reduces the need for maintenance. A pool house, 2 small sheds and a hidden outdoor shower complete the house's facilities. There is parking for 2 cars, one under the porch



quite large. It benefits from a swimming pool and a low annual cost of maintenance.

Agency fees 4,76% (included in the price)  
The buyer included