

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

14/06/2025 - Prix T.T.C



House 831 Le Lavandou

OFFER ACCEPTED (subject to conditions) Charming 5-bedroom detached house with a swimming pool in a quiet neighborhood just 5 minutes from Le Lavandou.

Ideally located, close to everything, including the beautiful bay and beach!

SIGNIFICANT PRICE DROP, SEE BELOW. Need more information? Call 07 83 38 47 09 or fm@franskbolig.fr. There This bright house is well-maintained both inside and out. The property is located in a sought-after residential area, particularly quiet and secure. It is approximately a 10-minute walk from the beach, the port, and one of the most beautiful bays in the region. 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. THE HOUSE IS SOLD WITH ITS FURNITURE. 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 areas. The house is part of a subdivision



has been completely renovated. The price reduction comes from the fact that this property, which was previously in a protective curfew zone, is now in good condition. The house, modernized in the kitchen and the living room, has additional insulation for the bedrooms. The price will be reduced by 10% (10,000 €) 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 (and not on the displayed sale price!) €665,714 excluding fees. Agency fees: 5.00% including tax calculated on the net seller price, i.e. 4.76% 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