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## Le Lavandou villa with sea view and swimming pool

Le Lavandou , Var , Provence-Alpes-Cote-d'Azur



# €1,095,000

inc. of agency fees

2 Beds   1 Baths   100 sqm   0.08 ha

Villa for sale in the highly sought-after area of Saint-Clair with sea view. The villa is built on a plot of land of 750 m<sup>2</sup>. It is composed on the main level of an entrance with a guest toilet, a living/dining...

### At a Glance

<b>Reference</b>	MFH-PROV2002	<b>Near to</b>	Le Lavandou	<b>Price</b>	€1,095,000
<b>Bed</b>	2	<b>Bath</b>	1	<b>Hab.Space</b>	100 sqm
<b>Land</b>	0.08 ha	<b>Pool</b>	Yes	<b>Land Tax</b>	N/A

### Property Description

Villa for sale in the highly sought-after area of Saint-Clair with sea view. The villa is built on a plot of land of 750 m<sup>2</sup>. It is composed on the main level of an entrance with a guest toilet, a living/dining room of 33 m<sup>2</sup> opening onto a covered terrace of 14.52 m<sup>2</sup> with BBQ sea view. Downstairs there are two bedrooms with access to the terraces and the swimming pool. There is a family bathroom and a separate shower room. The

property includes a room that can be converted into a bedroom with ensuite shower room. The villa is bordered by sunny terraces, the swimming pool is an infinity pool 10x6 with sea view, the technical room of approximately 35 sqm is independent of the house. A closed garage of 20.50 m<sup>2</sup> complete this property. Beautiful property with an exceptional location, ideal for a second home. of which 3.99 % fees incl. VAT at the buyer's expense.

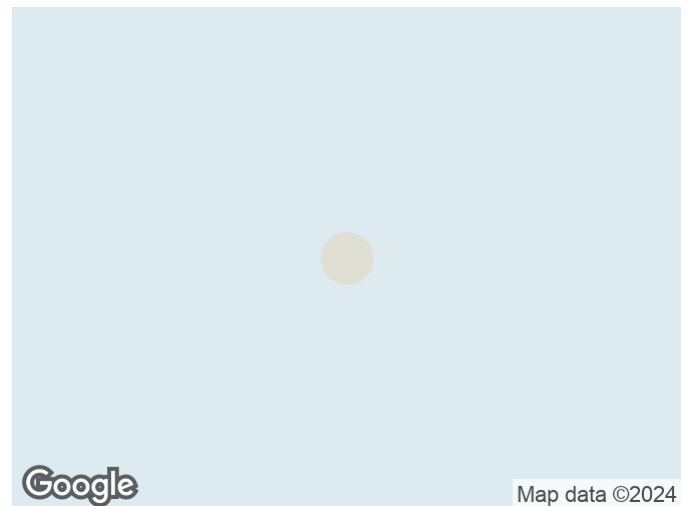
## Summary

Property type:	House
Bedrooms:	2
Bathrooms	1
Price	€1,095,000

## Key Information

Year Built:	1991
Internal Area:	100 sqm
Land Area:	0.08 ha
Property Features:	
• Orientation: sud-est	
Has a Garden	Yes
Swimming Pool?	Yes

## Location: Provence-Alpes-Cote-d'Azur



## Gallery







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