

One bedroom appartement (T2) in an intimate residence in the heights of Le Lavandou.



## INFORMATION

Town:	Le Lavandou
Department:	Var
Bed:	1
Bath:	1
Floor:	42.5 m2
Outside Space:	48 m2

## IN BRIEF

Your new home in a residence like no other! The residence is located on the heights of Le Lavandou, in a quiet, green setting, yet less than 5 minutes' drive from the centre of Le Lavandou with its beaches, port and shops.



## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.

## DESCRIPTION

The residence comprises 44 flats, from 2- to 4-room, in 4 contemporary, single-storey buildings. In the basement of the complex is a secure car park, with at least one space reserved for each flat.

With a view into the nature, the residence offers peace and privacy, and the beautiful swimming pool gives the complex a luxurious feel.

The ground-floor flats benefit of a private garden. The apartments on the 1st floor have a 10 to 15 m<sup>2</sup> terrace.

Le Lavandou's 12 beaches invite you to relax or take part in water activities. The centre of Le Lavandou is renowned for its friendly atmosphere, with many restaurants and shops. And from the harbour, easily accessible from the residence, you can set sail to discover the Iles d'Or: Port Cros, Porquerolles and Île du Levant.

The towns of Hyères and Toulon are 20 and 44 km away respectively, and Hyères airport is just half an hour's drive away.

Features / Finishes:

- Fully enclosed and secure private estate
- 45x45 porcelain stoneware tiles
- Fully-equipped shower rooms and bathrooms
- High-quality woodwork and motorised roller shutters in all rooms
- Videophone access control system
- Secure parking, access by motorised door for vehicles and lift with access control for pedestrians

The two-bedroom apartments feature a spacious living room with direct access to the garden or terrace. The open-plan kitchen invites you to enjoy convivial moments with family or friends. Some flats have a separate toilet, while others have a toilet in the bathroom.

## NOTES