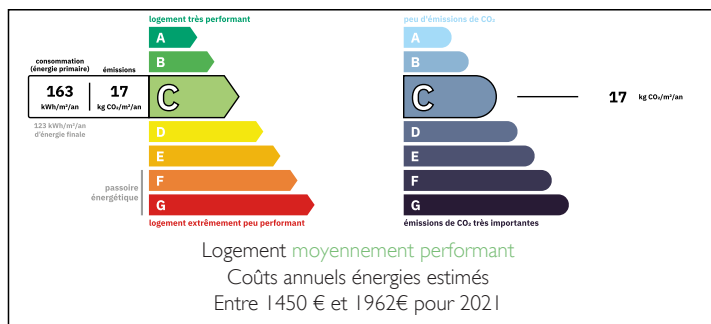


House 127m floor, terrace, garden, three bedrooms, living room 43m , quiet, close to amenities, La Garde

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	La Garde
Department:	Var
Bed:	3
Bath:	1
Floor:	127 m2
Plot Size:	336 m2

IN BRIEF

Pleasant house with an area of 105m² offering beautiful volumes and generous rooms.

Composed of a spacious living space of 43m², easy to arrange, lounge area with wood stove, functional fitted kitchen of 15m² opening onto a pleasant covered terrace and a garden space to decorate according to your wishes, out of sight , quiet while being close to amenities, schools and the city center. Guaranteed comfort of life!

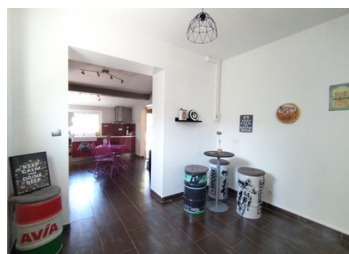
This house offers three bedrooms, one of which is on the ground floor of 14m², a new and tastefully renovated bathroom (bath and walk-in shower), two beautiful bedrooms upstairs, ideal for the space reserved for children with storage, office space or dressing room, attic.

New roof, general electricity and completely redone switchboard, recent gas boiler heating, reversible air conditioning on the ground floor and upstairs. Parking space.

House which will offer you a very...

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

Pleasant house with an area of 105m² offering beautiful volumes and generous rooms. Composed of a spacious living space of 31m², easy to arrange, lounge area with wood stove, functional fitted kitchen of 15m² opening onto a pleasant covered terrace and a garden space to decorate according to your wishes, out of sight, quiet while being close to amenities, schools and the city center. Guaranteed comfort of life!

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New roof, general electricity and completely redone switchboard, recent gas boiler heating, reversible air conditioning on the ground floor and upstairs. Parking space.

House which will offer you a very appreciable haven of peace, to visit without delay.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe foncière: 2011 EUR

Taxe habitation: EUR

NOTES