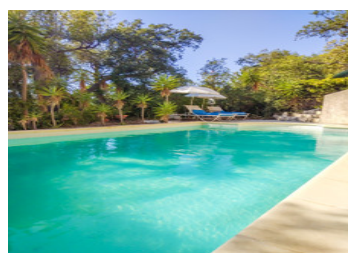
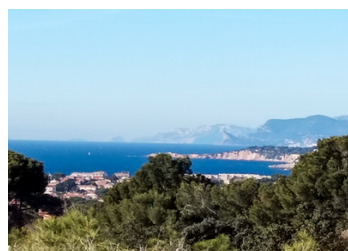


House of 197 m on a 1,600 m land, with panoramic sea views, in an elevated position, in a peaceful pinede



INFORMATION

Town:	Six-Fours-les-Plages
Department:	Var
Bed:	4
Bath:	2
Floor:	197 m2
Plot Size:	1600 m2



IN BRIEF

Six Fours Charming Seaside Home with Panoramic Ocean Views

Fall in love with this exceptional property, perched in a prime location offering breathtaking sea views and a serene lifestyle. Nestled in a peaceful, natural setting surrounded by a lush garden and pine forest, swimming pool surrounded by greenery, this high-quality traditional home is just minutes from all amenities.

Key Features:

Total living space: 197 m²

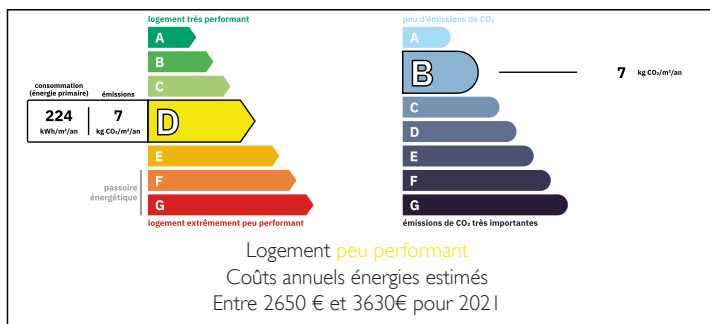
Two independent apartments connected by an internal staircase:

Ground floor: 76 m², living room, kitchen, bedroom, boudoir, access to garden and terrace.

Upper floor: 120 m² with 3 bedrooms and a double living room, spacious kitchen.

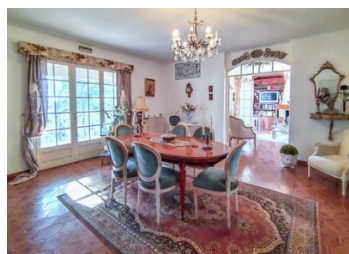
The bright living area opens onto a 100 m² south-facing terrace, perfect for entertaining while

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

This house is a real "Coup de coeur" for those looking for calm, comfort, and an unforgettable view. Come discover it and imagine your most beautiful moments in this unique setting!

The beaches are accessible in less than 10mm of road. motorway access is also 10mm away, Toulon and its TGV station reach each other in 20mm, Toulon/Hyeres airport in 30mm and Marseille St Charles train station and Marseille airport in 1 hour.

Contact us now for a visit.

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

LOCAL TAXES

Taxe foncière: 3549 EUR

Taxe habitation: EUR

NOTES