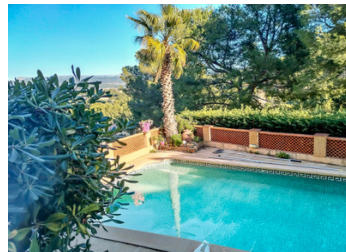


House and T2 total surface area of 180m on plot of 624m , terraces, summer kitchen, swimming pool, garage



## INFORMATION

Town:	Saint-Cyr-sur-Mer
Department:	Var
Bed:	4
Bath:	3
Floor:	180 m2
Plot Size:	624 m2



## IN BRIEF

Villa in the Heart of La Madrague - St Cyr, with Sea View and Sainte-Baume Panorama, in a Peaceful Setting

This villa features a spacious, light-filled living area, a separate fully equipped kitchen with a pantry, opening onto terraces and a summer kitchen area to be completed. The ground floor also includes a master bedroom with an en-suite shower room and WC.

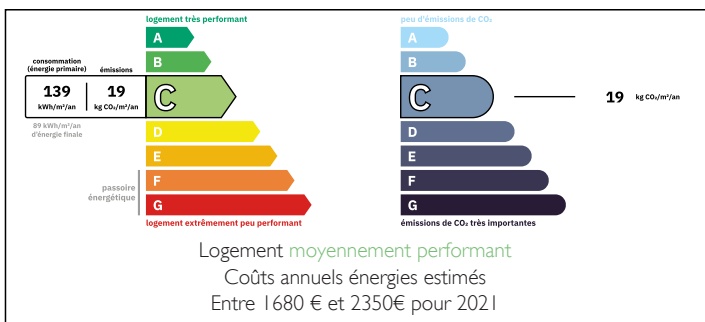
Upstairs, two beautiful bedrooms open onto a solarium with stunning panoramic views, complemented by a bathroom and WC.

On the lower level, a 47 m<sup>2</sup> independent T2 apartment offers endless possibilities.

The garden's relaxation area boasts a delightful pool, completely sheltered from view.

A large garage and private parking add even more comfort to this exceptional home.

## 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

FOR SALE – Exceptional Villa in La Madrague, Sea View and Sainte-Baume Panorama

Discover this stunning villa ideally located in the heart of La Madrague, offering a peaceful and serene environment. With its breathtaking views of the sea and the Sainte-Baume hills, this property is a true haven of tranquility.

**A Bright and Functional Villa :**

From the moment you enter, you'll be charmed by a spacious living area bathed in natural light, perfect for family gatherings or entertaining guests. The separate, fully equipped kitchen features a practical pantry and opens onto large terraces and a summer kitchen area, ready to be customized to your liking.

On the ground floor, a master suite with an en-suite shower room and WC ensures the convenience of single-level living.

**An Upper Floor with Stunning Views :**

Upstairs, two beautiful bedrooms open onto a solarium with sweeping, dominant views. A bathroom and WC complete this floor.

**An Added Bonus: Independent T2 Apartment**

On the lower level, a fully independent 47 m<sup>2</sup> T2 apartment offers endless possibilities: guest accommodation, a home office, or seasonal rental.

**An Outdoor Space for Relaxation :**

The garden area features a private pool, perfectly sheltered from view, providing the ultimate space for sunny days and summer evenings.

**Comfort and Convenience :**

A large garage and private parking spaces add to the convenience and practicality of this property.

**A Rare and Sought-After Lifestyle :**

This villa is a unique opportunity for those seeking a peaceful living environment while enjoying proximity

## LOCAL TAXES

**Taxe foncière: 2100 EUR**

**Taxe habitation: EUR**

## NOTES