

House of 133m² habitable with a ground floor of 68m² on 800m², the heights of La Garde, private parking.



INFORMATION

Town:	La Garde
Department:	Var
Bed:	4
Bath:	1
Floor:	133 m ²
Plot Size:	843 m ²

IN BRIEF

La Garde – New & Rare! Stunning Views & Absolute Calm

Set on the sought-after heights of La Garde's town center, close to all amenities, discover this charming house offering:

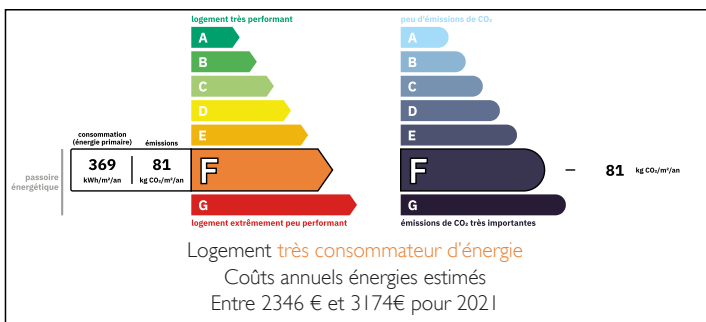
A bright and spacious living room of over 40 m²,
A South-facing terrace with panoramic views,
Large, comfortable bedrooms,
Fully exploitable ground floor, ready for your projects,
A terraced garden surrounded by greenery.

A unique property in an exceptional location, ideal for those seeking tranquility and strong development potential.

Rare on the market – New listing – A real opportunity

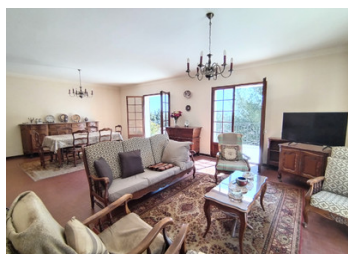
Contact us now for a private viewing!

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.



LOCAL TAXES

Taxe foncière: 2920 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

New on the Market – Rare Opportunity in La Garde!

Ideally located on the heights of La Garde's town center, just a stone's throw from all amenities yet enjoying absolute tranquility, this house offers a truly exceptional living environment.

You will be charmed by the spacious and bright living room of over 40 m², opening onto a South-facing terrace with a commanding view over the surrounding greenery.

The sleeping area features generously sized bedrooms, perfect for welcoming family and friends in a peaceful setting.

Major asset: the ground floor area is fully exploitable and can be customized to suit your needs – whether a workshop, independent apartment, or leisure space.

The property sits on a terraced garden, beautifully natural and inviting, ideal for enjoying the Mediterranean climate.

Key features:

Prime location, rarely available

Unobstructed views and full Southern exposure

Ground floor with significant potential

Preserved authentic charm

Quiet and secure residential environment

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