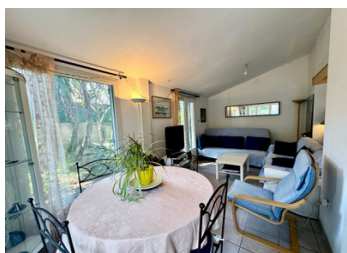
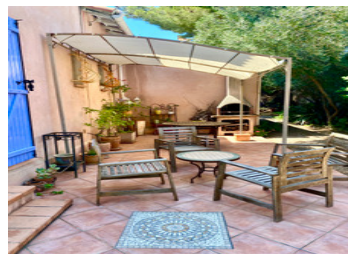
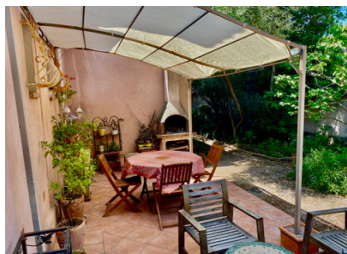


Beautiful villa just a few minutes walk from the stunning area le brusc . 5 bedrooms, 2 bathrooms .



## INFORMATION

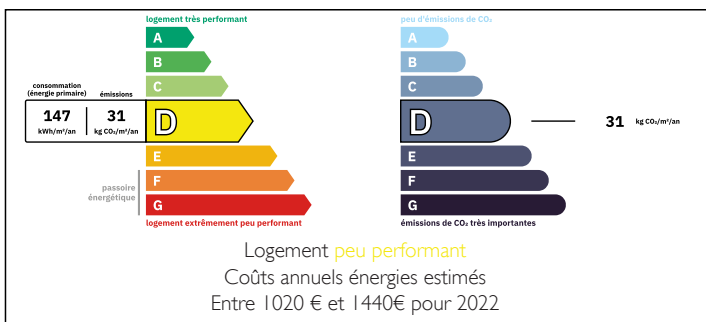
Town:	Six-Fours-les-Plages
Department:	Var
Bed:	5
Bath:	2
Floor:	110 m2
Plot Size:	485 m2



## IN BRIEF

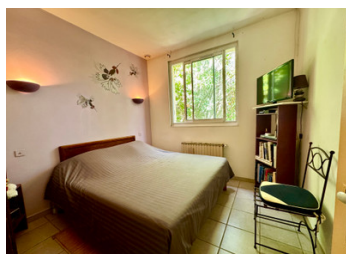
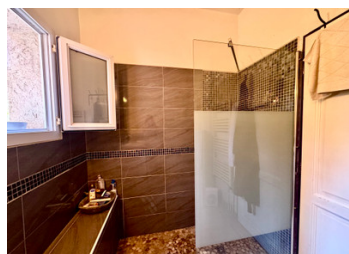
Located just five minutes from the lively harbour town of Sanary-sur-Mer, and with easy access to the train station and major airports in Marseille and Nice (just over an hour away), this villa offers a rare blend of tranquility and connectivity.

## 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

Elegant Mediterranean Villa a Short Walk from the Coast – Le Brusc six fours les plages.

Set in a peaceful and sought-after neighbourhood just a few minutes' walk from the beautiful shoreline of Le Brusc, cote d'azur, this elegant detached villa offers refined coastal living in one of the most beautiful parts of the Var. Le Brusc, a charming fishing village known for its protected natural landscape and laid-back lifestyle, is the ideal setting for a second home, investment property, or primary residence.

Completely renovated with double glazed windows, gas central heating, the villa combines light-filled interiors with spacious outdoor living areas. From the moment you enter through the residence there's a sense of calm and seclusion. The driveway provides ample parking for several vehicles, including a covered carport for two cars.

Inside, the open-plan living and dining area flows seamlessly into a fitted kitchen, perfect for relaxed entertaining. French doors open directly onto the garden, inviting the outdoors in. The ground floor features three bedrooms, including two large doubles with fitted wardrobes and a stylish family shower room with walk-in Italian shower and twin basins.

On the lower level, a well-appointed summer kitchen and utility area provide excellent functionality, along with access to a large terracotta terrace ideal for al fresco dining. The garden, which wraps around the villa, offers mature planting, privacy, and a built-in barbecue area—perfect for long summer evenings.

A well also a plus in this hot climate.

The first floor offers...

## LOCAL TAXES

**Taxe foncière: 1879 EUR**

**Taxe habitation: EUR**

## NOTES