

Exceptional Real Estate Project near Saint-Tropez – 1 Building with 16 Apartments + 16 Parking Spaces–Cogolin



INFORMATION

Town:	Cogolin
Department:	Var
Bed:	0
Bath:	0
Floor:	370 m2
Plot Size:	584 m2

IN BRIEF

Project involving the demolition of the existing house and its annexes to build a residential building comprising 16 T2 apartments, each with its own parking space. The project includes an underground parking garage, a ground floor, and two upper floors, all covered by a double-pitched roof. The construction is aligned with the current street line in accordance with the local urban planning regulations (PLU). The total plot area is 584 m². This construction project falls within the definition of collective residential buildings.



ENERGY - DPE

DPE not required.

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

We are pleased to present a unique project involving the demolition of the existing house and its annexes to construct a modern building comprising 16 T2 apartments, each with its own dedicated parking space. The project design includes an underground parking garage, a ground floor, and two upper floors, all covered by a double-pitched roof, fully compliant with the Local Urban Plan (PLU) and the existing urban alignment.

The 584 m² plot is ideally located in a central area, within immediate proximity to shops, schools, and services. Flat and easy to develop, it offers optimal potential for developers and investors looking to create a high-quality residential project.

The open spaces, covering 235 m² of landscaped soil, are carefully planted with perennials and small shrubs, providing a significant asset for the project's harmony and aesthetic appeal. This attention to greenery ensures the building integrates elegantly and naturally into its urban environment.

Do not miss this rare opportunity to bring to life a residential project in perfect harmony with the surrounding urban fabric and neighboring buildings. Located in the heart of a dynamic and attractive town, just steps from some of the most beautiful beaches in the South of France and Saint-Tropez, this project represents a strategic investment with high potential.

Make this project a benchmark in collective housing, combining quality of life, functionality, and sustainable value creation.

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

LOCAL TAXES

Taxe habitation: EUR

NOTES