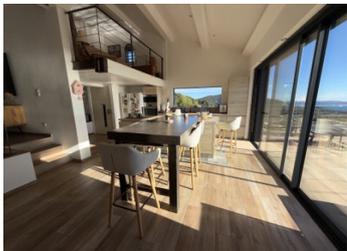


Detached house of 162m on a plot of 1290m , panoramic sea view, swimming pool, Carqueiranne



INFORMATION

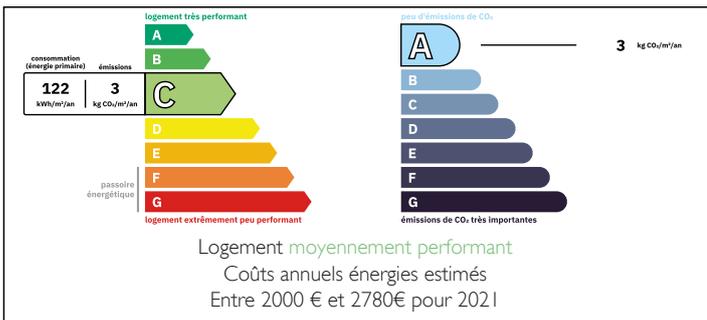
Town:	Carqueiranne
Department:	Var
Bed:	4
Bath:	3
Floor:	162 m2
Plot Size:	1290 m2



IN BRIEF

Let yourself be captivated by this exceptional house located in Carqueiranne, where every sunrise and sunset is a work of art. Overlooking the bay, it is a true gem offering a unique and breathtaking panoramic sea view of the neighboring islands of Porquerolles, Port Cros, Gien, the Hyères salt marshes... A constant spectacle that invites serenity and reverie.

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 cozy and elegant home showcases high-quality materials, carefully chosen to create a warm and refined atmosphere.

A beautiful entrance hall welcomes visitors. With its high ceiling, it offers a remarkable sense of spaciousness. A discreet and functional cloakroom is located here, along with a pleasant relaxation area, perfect for enjoying the ambiance.

The living room, cozy and bathed in light, opens onto a large shaded terrace, a true extension of the living space. Adjacent to this is a fully equipped, contemporary open-plan kitchen with a dining area. An ideal space for cooking, entertaining, and sharing meals. It opens through a large bay window onto the terrace and a splendid infinity pool, inviting relaxation and convivial moments.

A comfortable bedroom with a lovely bathroom offers direct access to a private terrace.

Upstairs, an elegant master suite opens onto a sun terrace, a true balcony overlooking the sea, perfect for contemplation, breathing in the fresh air, and savoring the moment. It features a spacious private bathroom and a dressing room. On the same level, a second south-facing bedroom with a mezzanine provides comfortable accommodation for family and guests.

On the lower level, a separate bedroom with a private shower room and toilet, along with a large room with a kitchenette, allows for independent living for family and visitors (with an elevator connecting to the house). This space could also be used as an office, playroom, or other office space.

A pétanque court extends the spirit of the South and promises wonderful...

LOCAL TAXES

Taxe foncière: 3600 EUR

Taxe habitation: EUR

NOTES