

Renovated sea front appartement in the cote d'azur . 2 bedrooms , 2 bathrooms.



INFORMATION

Town:	Bandol
Department:	Var
Bed:	2
Bath:	2
Floor:	66 m2
Outside Space:	4 m2

IN BRIEF

Exceptional Sea-View Duplex with Balcony – 66 m²
In the Heart of Bandol – Overlooking the Port & the Mediterranean

Some properties you visit.
Others you feel.

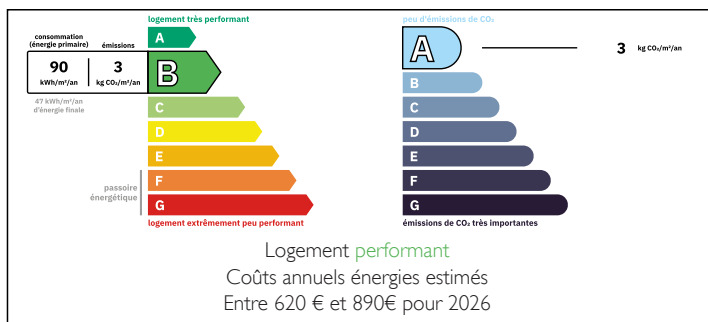
Ideally located just steps from the harbour in one of Bandol's most sought-after settings, this beautifully renovated duplex apartment enjoys breathtaking views over the port and the Mediterranean Sea — also to be fully appreciated from its private balcony.

A rare privilege: morning coffee overlooking the boats, sunset reflections on the water, the Mediterranean breeze from your own outdoor space.

Everything is within walking distance — beaches, restaurants, bakeries, shops, markets, sports and

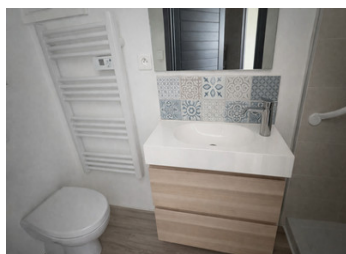


ENERGY - DPE



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: 1200 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Fully Renovated & Ready to Move Into

Situated on the second floor of an intimate building of only 6 apartments, this south-facing 66 m² duplex has been tastefully renovated throughout and benefits from an excellent Energy Rating (DPE) of B, ensuring strong thermal performance and year-round comfort.

The property features reversible air conditioning (heating & cooling) and high-quality finishes.

Main Level:

Entrance hall with built-in storage

Additional enclosed cupboard before the former service door (ideal discreet storage space)

Bright living and dining area opening onto the balcony with sea and port views

Separate kitchen

Utility area

Recently renovated bathroom

Separate WC

Upper Level:

Two generous double bedrooms, each large enough to accommodate a desk area

Principal bedroom with spectacular panoramic views over the harbour and Mediterranean

Dressing area

Family bathroom with WC and Italian walk-in shower