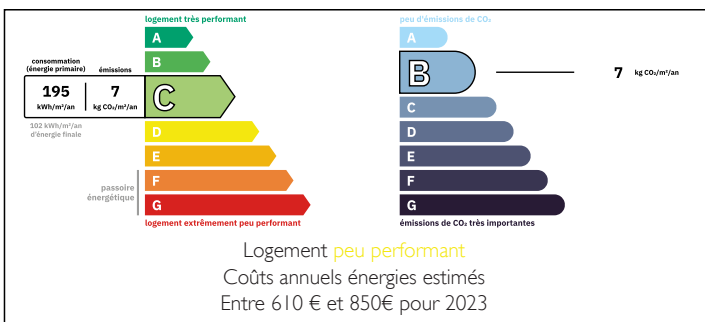


Charming Studio with private garden, just 300 metres from Aiguebelle Beach – Le Lavandou



ENERGY - DPE



INFORMATION

Town:	Le Lavandou
Department:	Var
Bed:	0
Bath:	1
Floor:	29 m²
Outside Space:	30 m²

IN BRIEF

Charming 29 m² garden studio with private parking, just 300 metres from Aiguebelle Beach in Le Lavandou on the French Riviera.

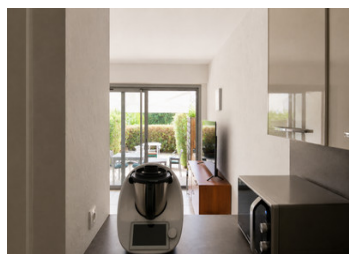
An excellent Mediterranean holiday home, pied-à-terre or seasonal rental investment on the Côte d'Azur. Set in a co-ownership residence comprising 26 lots, the studio benefits from an approx. 30 m² private garden and terrace, ideal for outdoor dining, sunbathing and relaxing.

The bright living/sleeping area opens directly onto the garden through large sliding doors. Inside, every square metre is well used, with a stylish fully equipped kitchen, built-in storage, modern walk-in shower and separate WC.

Aiguebelle, known as La Charmeuse, is prized for its sandy beach, turquoise Mediterranean waters and peaceful atmosphere.

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: 720 EUR

NOTES

DESCRIPTION

Ideally located in the highly sought-after Aiguebelle area of Le Lavandou, this attractive 29 m² studio apartment with private parking space offers an excellent opportunity for a Mediterranean holiday home, pied-à-terre or seasonal rental investment on the French Riviera.

The apartment is situated in a co-ownership residence comprising 26 lots and benefits from its own private garden of approximately 30 m², creating a genuine extension of the living space. Sheltered and surrounded by greenery, the terrace and garden provide plenty of room for outdoor dining, relaxing and sunbathing – an especially valuable feature for a studio on the Côte d'Azur.

Inside, the space has been cleverly arranged to make maximum use of the available surface area. The main living and sleeping area opens directly onto the terrace through large sliding glass doors, bringing in natural light and providing an easy indoor-outdoor lifestyle.

The well-designed fitted kitchen is fully equipped, offering everything required for both short stays and longer holidays while remaining discreetly integrated into the living area.

Practical storage has also been carefully considered, with a built-in cupboard providing useful additional space.

The bathroom features a modern walk-in shower, while the WC is separate, a particularly practical advantage in a studio apartment and for holiday rentals.

A private parking space is included with the property, an important additional benefit in this popular coastal location, particularly during the busy summer months.

One of the property's greatest attractions is its