

# French Properties

ONLINE

€676 000

**3 bedroom house**

**Surface : 98 m²**

**Surface of the land: 333 m²**

**Year of construction: 2000**

**Exposition:** southw estern North

**View :** panoramic

**Kitchen:** : open kitchen

**Hot water:** electric

**Heating:** electric

**Inner condition:** good

**External condition:** good

**Features:**

pool, calm, beach w alk, Chauffage au sol  
rez de chaussée, shops at walking  
distance, double glazing, Aucun vis à vis

3 bedroom

3 terraces

1 bathroom

2 WC

1 parking

**Energy class (dpe): C**

**Emission of greenhouse gases (ges): A**

Document non contractuel

30/04/2025 - Prix T.T.C



## House 860 Le Lavandou

Unique location just 15 minutes' walk from the Mediterranean and the city- center of Le Lavandou. Panoramic views over the hills and wonderful walking opportunities right outside the front door. Very peaceful surroundings. This beautiful property is located on a hill and offers fantastic views as far as the eye can see. You'll be blown away as soon as you enter the front door, as the large French windows attract your gaze to the terrace and the view. The charming village of Le Lavandou and the nearest beach are approximately 2 km away and can be reached in 15 minutes via a shortcut. The property is located in a pleasant and well-kept residential area. The nearest neighbour is the hills just outside the fence, which offer great hiking opportunities just next to the house. The house was built in 2000 and has recently been renovated, including underfloor heating and new flooring on the ground floor and a renovated bathroom on the first floor. The home is very practically furnished with an entrance area with cupboard space, a bright and spacious living room with an open-plan kitchen and access to a covered terrace and the garden. On the ground floor there is also a technical room and a new toilet with sink. Upstairs are 3 spacious bedrooms with views, a nice bathroom and

