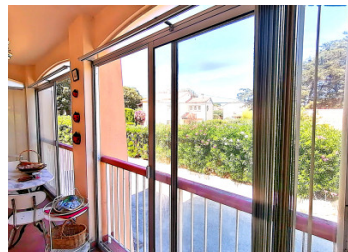


In the sought-after Mas D'Ixelles quiet district, a 2/3 bedroom flat with garage a few steps from the beach

EXCLUSIVE



INFORMATION

Town:	Six-Fours-les-Plages
Department:	Var
Bed:	2
Bath:	1
Floor:	80 m2
Outside Space:	12 m2

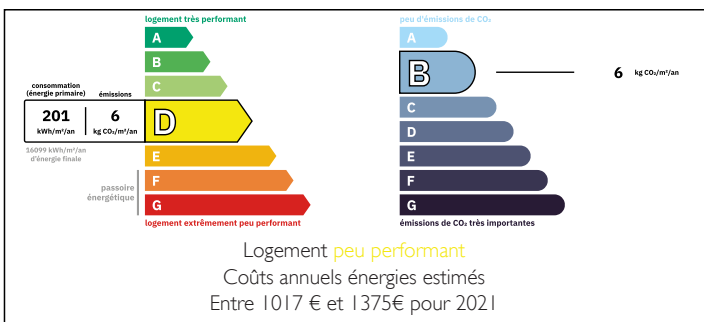
IN BRIEF

Just a four-minute walk from the beach, this comfortable 3 bedroom apartment converted into a 2 bedroom apartment in the Mas d'Ixelles residential area, on the raised ground floor/1st floor, in a quiet, small residence with low charges, is ideal for a family or as a holiday home by the sea.

The flat comprises a large hall with a large cupboard, a separate fitted kitchen opening onto a large loggia, a living/dining room opening onto the loggia, two spacious bedrooms with large cupboards, one of which opens onto a small loggia, a shower room and a separate WC.

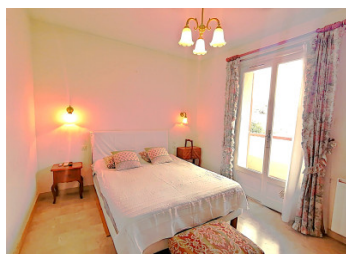
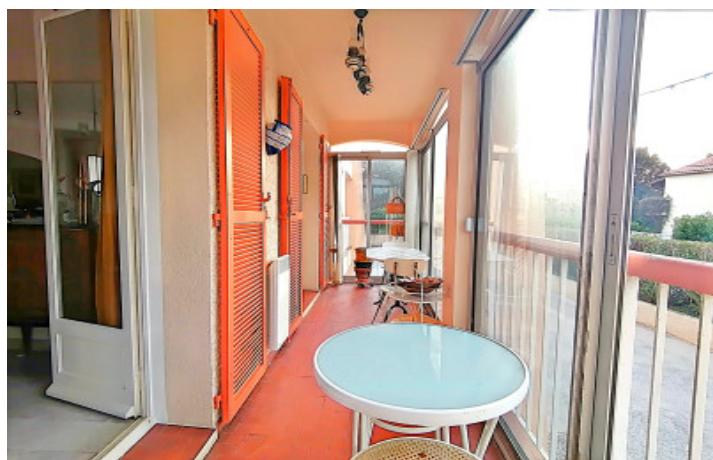
A basement cellar completes this property, as does a large 17m2 single-storey garage available for negotiation.

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 flat has the advantage of being located in a very quiet area, close to all amenities: a supermarket, a chemist and doctors are just a few minutes' walk away.

It is located on the raised ground floor/1st floor (the garages are on the ground floor with both internal and external access) in a 3-storey building in a small condominium with ample parking space and low charges.

A nearby bus stop takes you to Toulon station in 50 minutes.

The property features a fully-equipped kitchen, reversible air conditioning in the living room and master bedroom, which benefits from an attractive dressing cupboard, as well as 2 outdoor areas, including a large enclosed loggia with double aluminium windows.

some renovation work is required to bring the property up to date : Double glazing and a decoration update.

Areas in m2 (carrez)

Entrance: 11.86 - Shower room: 5.13 - WC: 1.82 - Bedroom 1: 11.69 - Living room: 28.76 - Kitchen: 8.19 - Bedroom 2: 12.34

Areas in m2 (not included in Carrez)

Closed loggia: 8.28 - Loggia: 4.02 - Cellar 4.15 - Garage 17 m2

Co-owned building of 2 units

Provisional annual charges: 1200€

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

LOCAL TAXES

Taxe foncière: 1532 EUR

Taxe habitation: EUR

NOTES