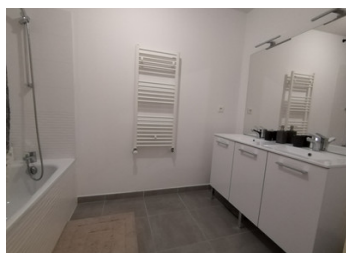
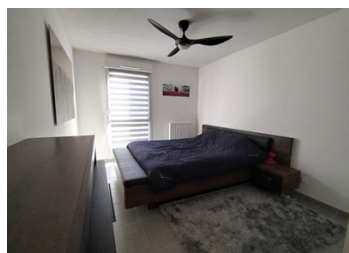


T3 apartment of 68m residence 2022, terrace, quiet, private spaces, amenities, Marina La Seyne sur Mer



## INFORMATION

|                |                  |
|----------------|------------------|
| Town:          | La Seyne-sur-Mer |
| Department:    | Var              |
| Bed:           | 2                |
| Bath:          | 1                |
| Floor:         | 68 m2            |
| Outside Space: | 11 m2            |

## IN BRIEF

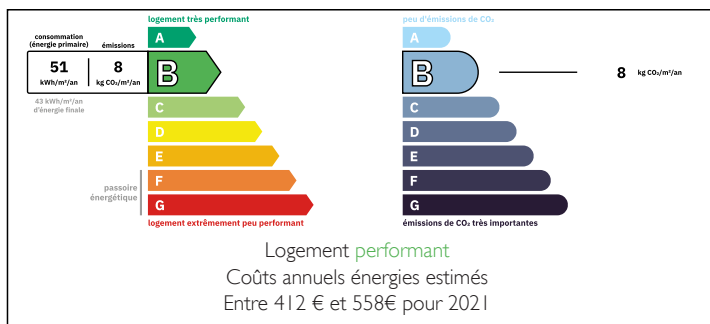
For Sale – Stunning New 2-Bedroom Apartment with Terrace and Private Parking

Discover this bright 2-bedroom apartment located in a brand-new, secure residence from 2022, just steps from the marina of La Seyne-sur-Mer and all amenities. With spacious rooms and high-quality features, this property is perfect for those seeking both comfort and convenience in their daily lives.

### Key Features:

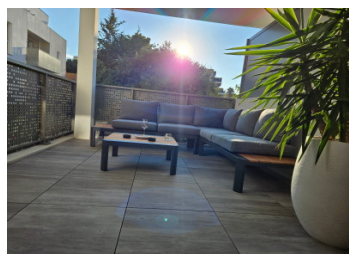
- Generous living space with well-designed layouts
- Large terrace to enjoy sunny days
- Fully fitted and equipped kitchen with premium materials
- 2 private underground parking spaces for added peace of mind
- Gated and secure residence, offering a serene environment close to shops, schools, and public transport

## 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

68 m<sup>2</sup> Apartment Offering Comfort and Modern Convenience

This 68 m<sup>2</sup> apartment features a bright 24 m<sup>2</sup> living room opening onto a 11 m<sup>2</sup> terrace, perfect for relaxing or entertaining. The modern, fully equipped kitchen is designed for maximum functionality.

Two bedrooms with built-in wardrobes (14 m<sup>2</sup> and 11 m<sup>2</sup>)

Bathroom and separate toilet

Utility room with laundry area

Monthly charges: Approx. €100 (common areas, elevator, cold water, parking)

Individual heating and hot water

Property tax: €1,100

This apartment is a must-see ! Don't miss out—schedule a visit today.

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Co-owned building of 3 units

Provisional annual charges: 880€

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

## LOCAL TAXES

Taxe foncière: 1300 EUR

Taxe habitation: EUR

## NOTES