

House of approximately 90m on a 295m plot with a garage in a quiet cul-de-sac in La Garde.

EXCLUSIVE



## INFORMATION

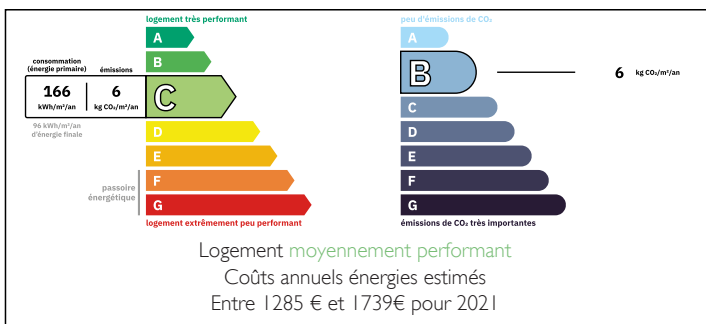
Town:	La Garde
Department:	Var
Bed:	3
Bath:	1
Floor:	90 m2
Plot Size:	295 m2

## IN BRIEF

In a sought-after area, offering absolute tranquility, discover this charming semi-detached house, built in 1988 using traditional methods and situated on a plot of approximately 295 m<sup>2</sup>.

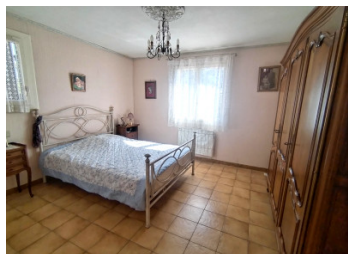
With a living area of approximately 90 m<sup>2</sup>, this well-maintained and sound house provides an ideal living environment for a family seeking peace and comfort.

## 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

In a sought-after area, offering absolute tranquility, discover this charming semi-detached house, built in 1988 using traditional methods and situated on a plot of approximately 295 m<sup>2</sup>.

With a living area of approximately 90 m<sup>2</sup>, this well-maintained and sound house provides an ideal living environment for a family seeking peace and comfort.

On the ground floor, you will find a welcoming living/dining room with a fireplace, opening onto a lovely east-facing terrace and a pleasant garden area, perfect for relaxing. A separate kitchen, a pantry, and a separate WC complete this level.

Upstairs, the sleeping area comprises three bedrooms, a shower room, and a second WC.

You will also appreciate the large garage with a laundry area and the outdoor potential with a plot suitable for a swimming pool.

Advantages:

Quiet and sought-after area

Well-built traditional house

Good overall condition

Fireplace

Large garage

Garden and terrace

Possible swimming pool

Close to amenities, schools, and main roads

A functional and pleasant home to live in, not to be missed.

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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:

2256 EUR

## NOTES