



### Property in St Clair with Sea View 500 m from Beach

**Reference No:** 1993  
**Price Euros:** 945,000  
**Area:** Le Lavandou  
**Town:** Le Lavandou  
**Department:** Var  
**Bedrooms:** 6  
**Land Size m2:** 1,600  
**Habitable space m2:** 184

**Full Description:** Well located property of 184 m2 habitable size on a flat land of 1600 m2 in the heart of St Clair with walking distance to beach, shops and restaurants.

A bright villa on two separate levels with each 92 m2 of living space.  
The top level consist of three bedrooms, a large livingroom that enjoys a lovely view of the sea and the Islands with access to a balcony, a separate kitchen, a large bathroom, a shower-room with w.c and another guest w.c.

The ground level enjoys a large living room with an open fire with access to the terrace, a separate kitchen, three bedrooms, a large bathroom, a w.c and a shower-room.

The garage and basement level makes up a 120 m2.

A property excellent as a holiday home as well as a rental investment in a very sought after area!

Not to be missed.

SYNONYMOUS WITH QUALITY PROPERTY ACROSS THE SOUTH OF FRANCE

Siège: 13 Rue De La Brague, 06560, VALBONNE France - [www.RHF1.com](http://www.RHF1.com)

Numero de Siret: 48018261700013 - Numero TVA: FR87480182617 - Garantie FNAIM 120,000 euros 26980b

Carte professionnelle 5940T délivrée par la prefecture de Nice, Alpes Maritimes - Gérant GREEN Richard

RHF INTERNATIONAL THE PROPERTY SPECIALISTS FOR INTERNATIONAL BUYERS & SELLERS

**Property Features:** Air conditioning, Balcony, Cave, Fireplace, Independant Apartment, Letting Potential, Marble Floors, Private Garden, Terrace, Town water, Workshop

**Nearby Amenities:** Beaches, Fitness Center, Forest/Parkland, Local Shopping, Marina, Medieval Village, Nightlife, Public Transport, Restaurants, Schools, Tennis Courts, TGV - less than 1 Hour, Watersports, Weekly market

**View:** Garden, Hills, Islands, Pleasant, Sea view, Village

**Heating:** Electric, Wood Burning