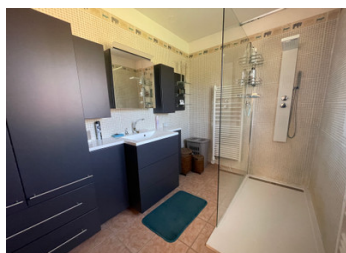


Charming single-storey villa of 120m with swimming pool, garage, mountain views, calm near the village.



## INFORMATION

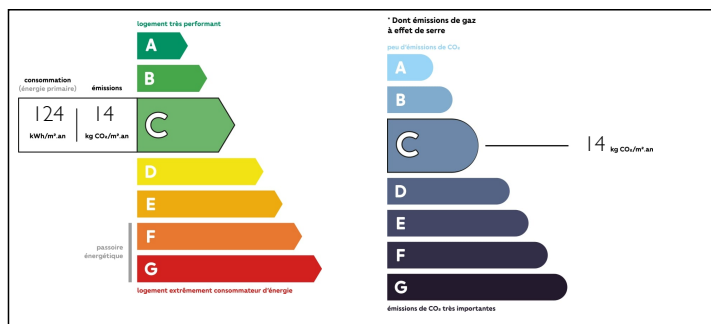
Town:	Bagnols-en-Forêt
Department:	Var
Bed:	3
Bath:	2
Floor:	123 m2
Plot Size:	2352 m2



## IN BRIEF

NEW-Florence TOURBIER is pleased to present this spacious, tastefully renovated 123 m<sup>2</sup> villa, set on a lovely, flat 2352 m<sup>2</sup> plot, planted with fruit trees and Mediterranean plants, in a perfectly peaceful location. This villa will seduce you with its welcoming entrance, a bright 52 m<sup>2</sup> living/dining room with a fireplace and wood burner, a modern, fully-equipped kitchen with a practical central island, a master bedroom with fitted wardrobes, a shower room and wc, 2 other bedrooms, one with fitted wardrobes, a shower room with double washbasin and wc, and a guest wc. In addition, the villa has a garage, a paved driveway with electric gate and intercom, a 2-car carport, a covered terrace, a covered iron terrace, a car hydrant, a standard septic tank, a wooden chalet, an alarm, a large composite wood pool area and a large swimming pool.

## 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.



## NOTES

## DESCRIPTION

New-Florence TOURBIER is pleased to present:

in an ideal living environment in Bagnols en Forêt, a commune in the Var department in the Provence-Alpes-Côte d'Azur region of France,

this spacious, tastefully renovated villa (123 m<sup>2</sup>) set in 2,352 m<sup>2</sup> of flat, perfectly peaceful grounds planted with fruit trees and Mediterranean plants.

This villa will seduce you with its welcoming entrance, a luminous, through-planning living/dining room (52m<sup>2</sup>) heated by a fireplace with wood burner, a modern, fully-equipped kitchen with a practical central island, a master bedroom with fitted wardrobes, a shower room and wc, 2 other bedrooms, one with fitted wardrobes, a shower room with double washbasin and wc, and a guest wc.

One of the many advantages of this villa is the exceptional view of the mountains from the pool area, which is fitted with composite wood slats and measures over 100m<sup>2</sup>, and a 9.5 m by 4 m swimming pool.

A garage, a paved driveway with electric gate and intercom, a 2-car carport, a covered terrace, a covered iron terrace, a car hydrant, a standard septic tank, a wooden chalet and an alarm complete this charming property.

Bagnols en Forêt is strategically located, offering easy access to many of the region's towns and destinations via the A8 motorway: Fréjus is 18 kilometres to the south, Draguignan is around 32 kilometres to the west, Cannes is 49 kilometres to the south-east, Nice is 76 kilometres to the east, Aix-en-Provence is 127 kilometres away and Marseille is 160 kilometres to the...