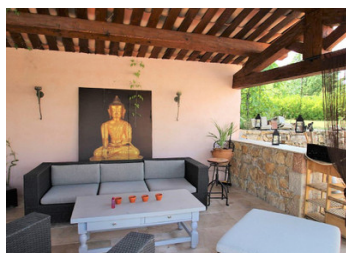


4-bedroom villa + study, in a quiet location, with mountain views, garage, swimming pool and separate flat



INFORMATION

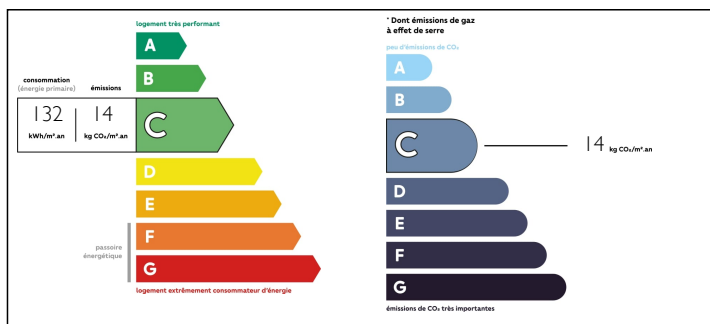
Town:	Fayence
Department:	Var
Bed:	4
Bath:	2
Floor:	176 m ²
Plot Size:	3940 m ²



IN BRIEF

New-Florence TOURBIER is pleased to present this spacious detached villa of 176 m², offering beautiful features, nestled on a flat plot of 3940 m² in a quiet, privileged location close to all essential amenities such as schools, supermarkets, chemists, doctors, butchers, bakers and a petrol station. This villa has a spacious, light-filled living area of more than 50 m², comprising a convivial lounge with a wood-burning stove, a 14 m² fully-equipped kitchen, a study, a separate toilet, a cupboard and a large hallway on the ground floor. Upstairs, 3 bedrooms (11, 12 and 14m²), 2 of which have fitted wardrobes, and a bathroom (9m²) complete the sleeping area. Finally, there is an independent 2P. Outside, there is a large terrace of around 140 m², a garage, a pool house and a superb traditional swimming pool with panoramic mountain views. Let yourself be seduced by the charm of this turnkey home!

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.



LOCAL TAXES

Taxe foncière: 2743 EUR

NOTES

DESCRIPTION

New-Florence TOURBIER is pleased to present:

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

this spacious detached villa of 176 m², offering a high standard of finishings, nestling on a flat plot of 3940 m² with swimming pool. This property enjoys a privileged, peaceful location, within easy reach of all essential amenities such as schools, supermarkets, chemists, doctors, butchers, bakers and a petrol station.

This residence welcomes you with a spacious, light-filled living area of over 50m², including a convivial lounge with a wood-burning stove for those cosy winter evenings, and a fully-equipped 14m² kitchen that will delight food lovers.

The ground floor also features a study, separate WC, cupboards and a large hallway. Upstairs, 3 bedrooms (11, 12 and 14m²), 2 of which have fitted wardrobes, and a 9m² bathroom complete the night space.

Enjoy sunny days on the large 140 m² terrace, or relax with family or friends in the 22 m² pool house. A large 19 m² garage provides additional storage space for your belongings.

An independent studio apartment, fully equipped and furnished, is ideal for welcoming guests in total privacy, giving a teenager a space of their own or for a rental investment.

This exceptional property is perfect for families looking for a comfortable and friendly place to live, where every detail has been carefully thought out for your well-being. Don't miss out on this unique opportunity! Contact us now to arrange a viewing and...