

Charming 3 bedroom house and garden just outside the village of Seillans.



INFORMATION

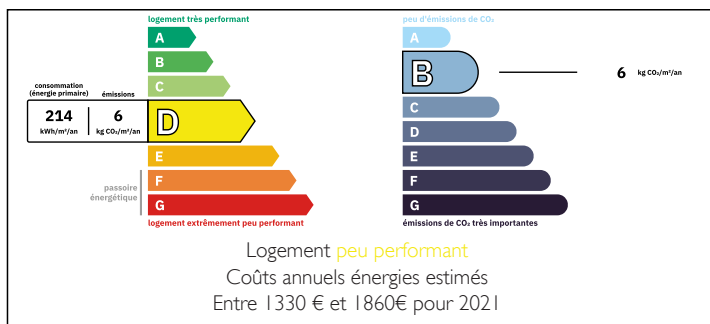
Town:	Seillans
Department:	Var
Bed:	3
Bath:	3
Floor:	110 m2
Plot Size:	1870 m2

IN BRIEF

A pretty 3 bedroom house with large garden, situated in a quiet location just outside the village of Seillans. It benefits from electric heating, reversible air-conditioning in the master bedroom and a wood burning fire insert.



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

A gated driveway leads into the property, where there is parking for several cars.

The entrance hall is bright and airy and opens into the fully fitted kitchen with a dining area and living room at the far end. The room has electric heating and a wood burning fire insert. There are several sets of doors opening into the garden and terrace and room has lots of charming features including exposed beams and a provençal ceiling.

Upstairs, there is a large mezzanine master bedroom, which has a shower room with WC, a small balcony and a large "tropeziene" roof-top terrace.

On the ground floor, there is a double bedroom and a separate family bathroom.

From the kitchen, there is a covered laundry area and access to the third bedroom, which can be completely independent. It has an en-suite shower room and doors opening onto the garden.

Outside, the mature south facing garden has several terraces and measures 1870m².

A charming property which should not be missed.

LOCAL TAXES

Taxe foncière: 1125 EUR

Taxe habitation: EUR

NOTES

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