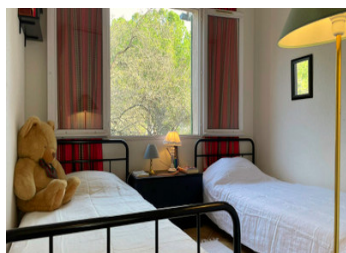
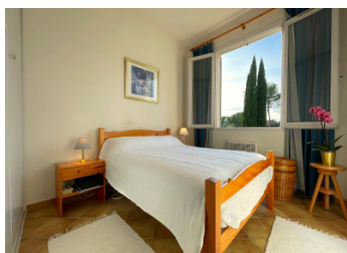


47 m2 flat + 10 m2 loggia + cellar, secure residence with swimming pool, tennis court, ideally in Provence

EXCLUSIVE



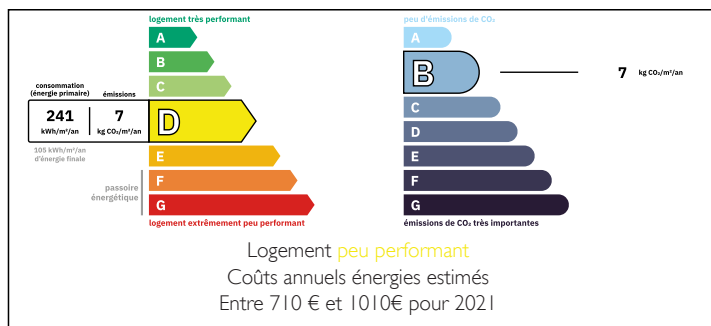
INFORMATION

Town:	Carcès
Department:	Var
Bed:	2
Bath:	1
Floor:	47 m2
Plot Size:	0 m2

IN BRIEF

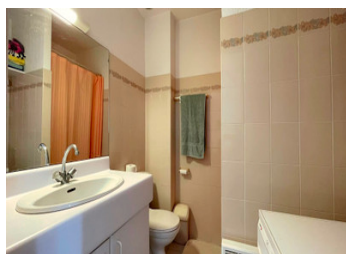
In a secure residence, a flat of 47 m², with a loggia of 10 m², on the 1st floor. Very quiet and well maintained residence, with tennis court, swimming pool, playground, plenty of parking spaces and very well known for its quality integrated features. Situated in a superb location, close to the centre of the village of Carces, in Provence.

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: 677 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

In the heart of Provence, this 47m² flat comprises an entrance hall, a fitted kitchen opening onto a dining area and lounge with access to an outdoor terrace, two bedrooms with built-in wardrobes, a shower room and toilet. Enclosed loggia and outside storeroom of 10.8 and 2.34 m² respectively.

Total Carrez law surface area: 46.32 m²

Total floor area: 60.70 m²

Condominium charges: 2,000 euros per year. The co-ownership charges have recently increased due to improvements to the swimming pool lining and tennis court. The syndic is excellent. The property manager is very active and easily accessible.

The flat can be lived in all year round as a main residence or as a beautiful second home or rental investment.

The residence features a peaceful and well-kept garden with two swimming pools, as well as a tennis court, playground, tennis table, petanque area and living areas.

Private parking and several parking spaces available.

The residence is surrounded by unspoilt countryside, an invitation for walks and hikes with sublime views. Carces is just a few minutes from Lorgues and Cotignac, in a region renowned for its vineyards and châteaux.

The residence is home to an exciting range of experiences brimming with the pleasures and refinement of the Côte d'Azur's enviable art of living, located just an hour from the beaches and with easy access to Nice or Marseille international airports.

Co-ownership of 72 lots (no legal proceedings in progress).

To discover without delay! For more information, please contact us!

Co-owned building of 72...