

## Fall in Love with Provence – Charming Village House with sunlit Terrace in Collobrières



## INFORMATION

Town:	Collobrières
Department:	Var
Bed:	2
Bath:	2
Floor:	65 m <sup>2</sup>
Plot Size:	10 m <sup>2</sup>



## IN BRIEF

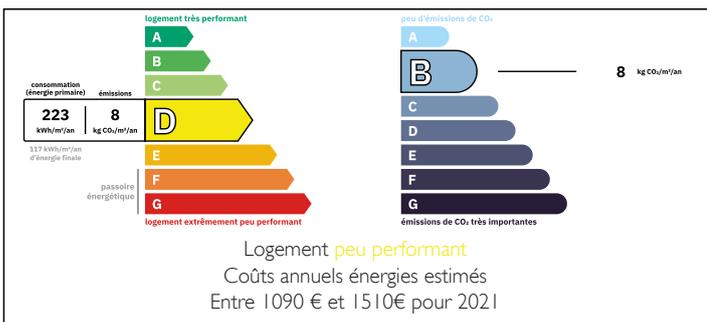
In the heart of the authentic village of Collobrières, nestled among hills and chestnut groves, this charming village house of approximately 65 m<sup>2</sup> captivates with its character and Provençal atmosphere.

Spread over three levels, it offers two beautiful bedrooms, each with its own bathroom, ensuring comfort and privacy — ideal for hosting.

On the top floor, the bright living room with open-plan kitchen opens onto a pleasant terrace of 10m<sup>2</sup>, offering open views over the village rooftops and surrounding countryside.

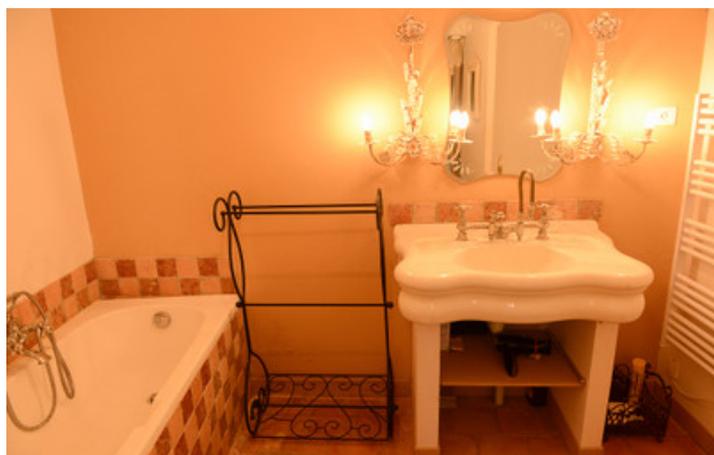
The house has been carefully renovated, respecting original materials and features, creating a warm, authentic, and move-in-ready home. No work is required, apart from optional repainting to suit your taste. Shops and restaurants are just a short walk

## 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

Collobrières, located in the heart of the Massif des Maures, is renowned for the natural beauty of its hills and forests, offering numerous opportunities for walks and outdoor activities.

The house benefits from an ideal location, situated in a quiet street while being in immediate proximity to the lively town center, with its charming alleys and warm atmosphere. This prime location provides easy access to local shops and typical restaurants.

This charming house spans three levels and consists of three rooms, carefully renovated with quality materials. The two bedrooms, located on the first two floors, offer generous space, and each has its own bathroom or shower room with toilets.

On the top floor, you'll find the open-plan kitchen, perfectly fitted, as well as the rooftop terrace, offering a pleasant outdoor space, ideal for relaxing or entertaining friends.

An additional 43 m<sup>2</sup> space on the ground floor offers significant potential for development—an independent studio, office, or extension of the living area. For buyers who do not wish to undertake renovation work, this space can be excluded from the sale, making it possible to purchase only the main part of the house, ready to move into.

Layout:

- Ground floor: 2 rooms, each with an independent entrance, to be fully renovated and designed according to your wishes.
- First floor: A large bedroom of 16 m<sup>2</sup> with a 5 m<sup>2</sup> bathroom featuring a sink, shower, and toilet.
- Second floor: A second bedroom of nearly 19 m<sup>2</sup> with a 5 m<sup>2</sup> bathroom with a sink, bathtub, and...

## LOCAL TAXES

Taxe foncière: 743 EUR

Taxe habitation: EUR

## NOTES