

Village House in the Charming Village of Collobrières (Var)



INFORMATION

Town:	Collobrières
Department:	Var
Bed:	2
Bath:	2
Floor:	107 m ²
Plot Size:	10 m ²

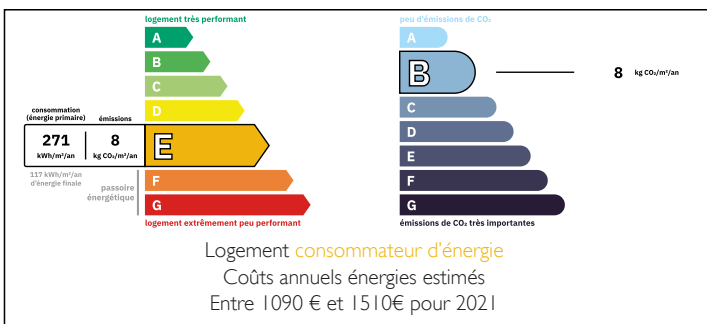
IN BRIEF

Have you always dreamed of owning a house in an authentic French village? Then this house is absolutely made for you!

Located in the heart of the charming village of Collobrières (Var), this 107 m² house is spread over 3 floors. It features 2 bedrooms, each with an en-suite bathroom, located on different floors. On the top floor, you'll find the living room with an open kitchen and a 10 m² terrace offering views of the village and the surrounding hills. These floors have been tastefully renovated, with attention to detail and preservation of original elements.

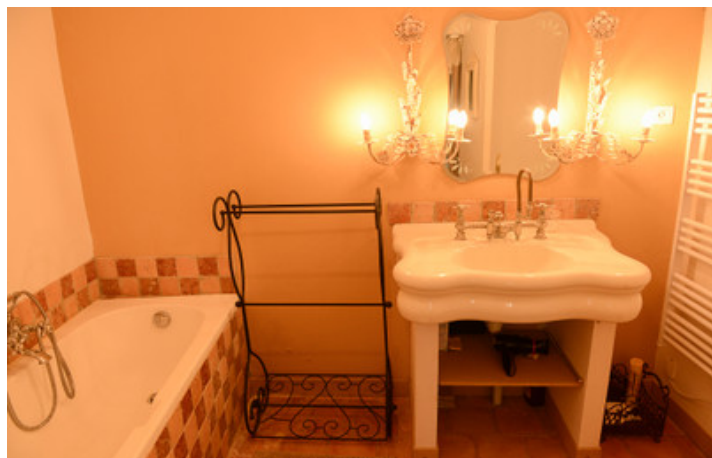
On the ground floor, there are 2 more rooms that require complete renovation and can be adapted according to your preferences, either as additional rooms or as a rental apartment. There is also a cellar, which can be renovated as well.

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 m² space on the ground floor offers various possibilities for development, ideal for an independent studio, an office, or to expand and complete the house according to your needs.

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 m² with a 5 m² bathroom featuring a sink, shower, and toilet.
- Second floor: A second bedroom of nearly 19 m² with a 5 m² bathroom with a sink, bathtub, and toilet.
- Third floor: A spacious, light-filled living room of 13.5 m² with an open kitchen equipped with all modern comforts. The 10 m² terrace is accessible...

LOCAL TAXES

Taxe foncière: 743 EUR

Taxe habitation: EUR

NOTES