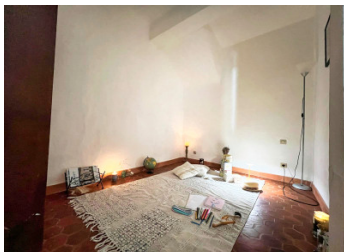


Duplex Flat in Villecroze: Historical Charm and Bright Living Spaces, 69 m2, with 2 bedrooms - SOLD



INFORMATION

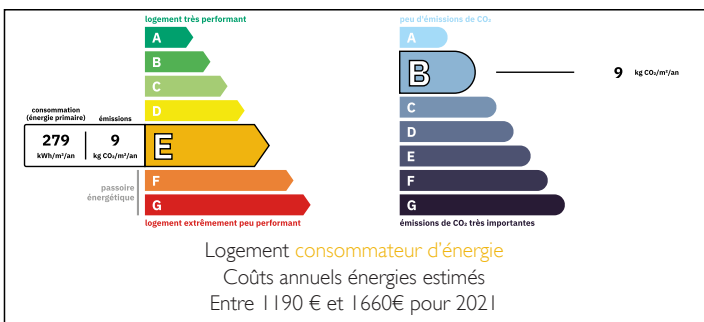
Town:	Villecroze
Department:	Var
Bed:	2
Bath:	2
Floor:	70 m2
Plot Size:	0 m2



IN BRIEF

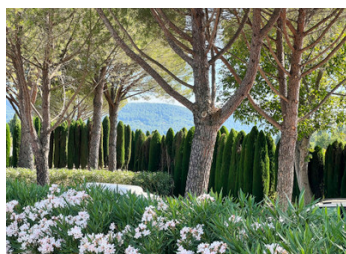
In a bubble of tranquillity in the heart of the medieval village of Villecroze, a haven in the middle of nature, combine authenticity and Provençal spirit with the harmonious décor of this 69,95 m², three-bedroom flat, with two bedrooms, a living room, a kitchen, a bathroom with toilet, a shower room with toilet and a mezzanine. Just 60 minutes from the Mediterranean coast and its beaches, the village is surrounded by villages such as Salernes, Entrecasteaux and Aups and the stunning Gorges du Verdon region. Easy access to the international airports of Marseille and Nice. A perfect combination of privacy and proximity to the region's attractions, as well as an opportunity to enjoy the Mediterranean and Provençal lifestyle to the full.

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

Charming Duplex Flat in Villecroze: Historical Charm and Modern Comfort

This 69,95 m² loi Carrez duplex flat, located on the second and third floors of a three-storey building, offers a comfortable and bright living space. The flat is accessed via an entrance door on the ground floor.

Layout of the Flat:

Third Floor:

Entrance Door: Arriving on the landing.

Living Room: Spacious and bright, perfect for relaxation.

Kitchen: Open plan, integrated with the living room for a modern feel.

Bathroom: Equipped with a water-closet.

Interior Staircase: Leading to a bedroom in the attic and a terrace.

Common Areas: Includes 160/1000ths of the communal areas.

Second Floor:

Entrance Door: Leading to the landing.

Master Bedroom: Good size with a built-in wardrobe.

Second Bedroom: Cozy and welcoming.

Shower Room: With water closet.

Common Areas: Includes 93/1000ths of the communal areas.

LOCAL TAXES

Taxe foncière: **680 EUR**

Taxe habitation: **EUR**

NOTES

Features and Benefits:

Surface Area: 68 m² loi Carrez.

Interior Layout: Two bedrooms, a living room, a kitchen, a bathroom, a shower room, mezzanine floor and a terrace.

Historical Charm: Built before 1948, retaining its character and history.

Bright and Spacious: The main rooms are large and filled with natural light.

Improvement Potential: Although some