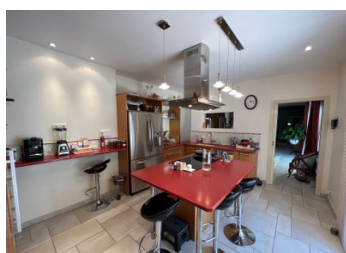


Attractive architects design property with apartment and gym includes pool and views



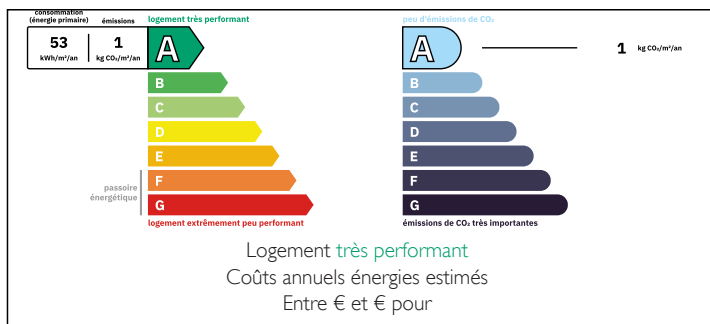
INFORMATION

Town:	Carcès
Department:	Var
Bed:	5
Bath:	3
Floor:	260 m2
Plot Size:	3300 m2

IN BRIEF

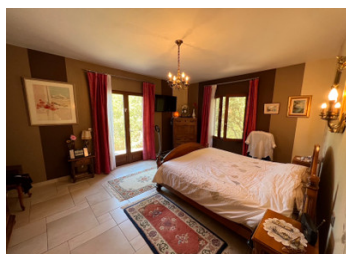
House - Cotignac sector, in the heart of Provence Verte, near a popular village of character with many shops, located on landscaped and enclosed grounds of 3,300 m2 planted with many Mediterranean species. Not overlooked, ideally exposed to the South, the house is bright and pleasant to live in. Entrance with hallway, toilet, large living / dining room opening onto a shaded terrace to the south and onto a large terrace to the north, spacious fully equipped independent kitchen, pantry, laundry room, 1 comfortable master bedroom with bathroom and dressing room, 2 other bedrooms, bathroom, toilet. An independent type 2 apartment with living room area and open fitted kitchen, shaded terrace, 2 bedrooms, bathroom with toilet. In the annex a relaxation area including on the ground floor a Spa and a sauna. On the mezzanine a hallway, office,...

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 habitation: EUR

NOTES

DESCRIPTION

The garden is a true haven of peace. Double garage adjoining the house and a wine cellar a vegetable plot with its greenhouse... Quiet and in a dominant position, it offers a clear view of the entire surrounding countryside. This quality house benefits from a natural setting yet at a short distance to most amenities and the popular town of Cotignac .

With spacious and light living and its well-designed layout this magnificent property offers many possibilities (large family, cottages, seasonal rental, liberal profession, artist's studio surfaces see surfaces below

I Land (3300 m2) I Garage (34.5 m2) I Cellar (4 m2)

I Entrance (8 m2)

I Toilet (1.6 m2) I Living room (53.2 m2) I Kitchen (15.9 m2) I Cellar (6.8 m2)

I Laundry room (8.8 m2)

Services

Water softener

Air conditioning Central vacuum Double glazing Internet

Solar panels Double flow ventilation

Proximities

Town center (5 minutes) Shops (5 minutes)

I Bedroom (20.5 m2)

I Bathroom (11.9 m2)

I Dressing room (6.2 m2)

I Bedroom (13.3 m2)

I Bedroom (10.8 m2)

I Shower room (4.4 m2)

I Toilet (1.8 m2)

apartment I

I Dining room/Kitchen (17.8 m2)

I Bedroom (7.5 m2)

I Bedroom (17.8 m2) attic

I Shower room / toilet (3.6 m2) apartment 2 - Floor

Ground floor I Sauna (30.6 m2) SPA

apartment 2 - Floor I

I Mezzanine (12.7 m2)

I Office (4.9 m2)

I Toilet (1.4 m2)