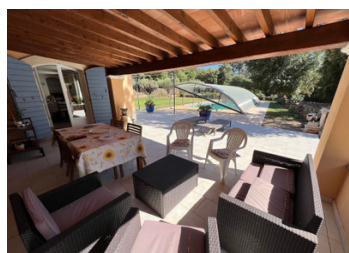


Elegant Provencal Bastide with pool and private gardens



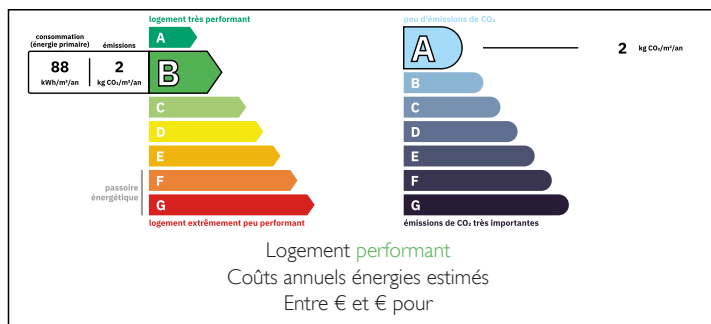
INFORMATION

Town:	Flassans-sur-Issole
Department:	Var
Bed:	5
Bath:	3
Floor:	190 m2
Plot Size:	3700 m2

IN BRIEF

A Beautiful Provencal Bastide situated in the Besse sur Issole area, in the heart of Green Provence, close to a lovely village full of character with all amenities, located on a landscaped and fenced garden mostly flat of 3 700 sqm planted with many Mediterranean trees. Privacy, south exposition, the house is light and pleasant with a good layout. Entrance, living/dining room with chimney, open furnished kitchen, pleasant shaded terrace on the southwest, storage room, 1 bedroom, shower room with toilet. Upstairs: 1 main bedroom with cupboards and a private bathroom, 3 other bedrooms with cupboards, shower room, toilet. Nice pool (11 x 5,5 m), spacious summer kitchen with barbecue. 2 garages, wood shed. Quiet, unique, and exceptional location. This quality house offers spacious living in a peaceful and private setting yet close to amenities and around...

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

Surfaces

- I Land (3730 m²)
- I Garage (28 m²)
- I Garage (16.2 m²)
- I Summer kitchen (22.5 m²) Floor Ground floor
- I Pantry (10 m²)
- I Entrance (11 m²)
- I Living-room (42 m²)
- I Kitchen (13 m²)
- I Bedroom (14.2 m²)
- I Shower room / Lavatory (3.9 m²) Floor 1st
- I Corridor (5.5 m²)
- I Bedroom (14.6 m²)
- I Bathroom (7.3 m²)
- I Bedroom (12.1 m²)
- I Bedroom (16.8 m²)
- I Bedroom (9.6 m²)
- I Shower room (3.6 m²)
- I Lavatory (1.8 m²)

Services

- Fireplace
- Double glazing Internet
- Crawl space Irrigation sprinkler Outdoor lighting
- Well drilling Electric gate Swimming pool
- Proximities
- Town center (5 minutes) Shops (5 minutes)
- Primary school (5 minutes) Secondary school (15 minutes)
- Hospital/clinic (20 minutes) Supermarket (10 minutes)

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>