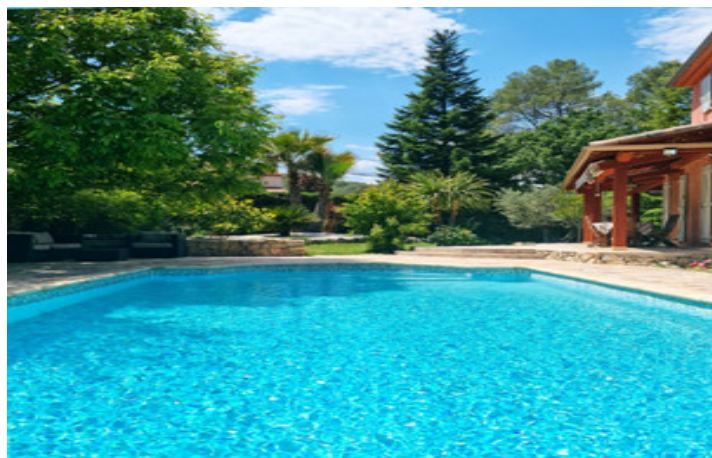
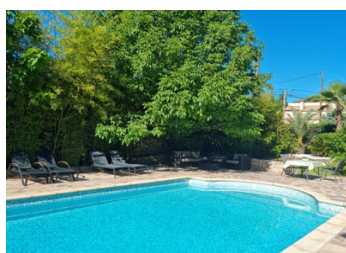
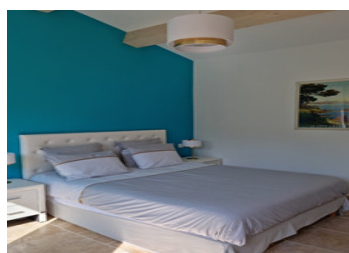
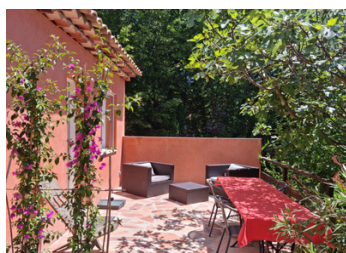
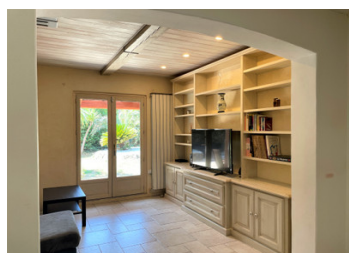


5-bedroom villa, high rental yield, large swimming pool, sought-after, quiet location close to shops.



INFORMATION

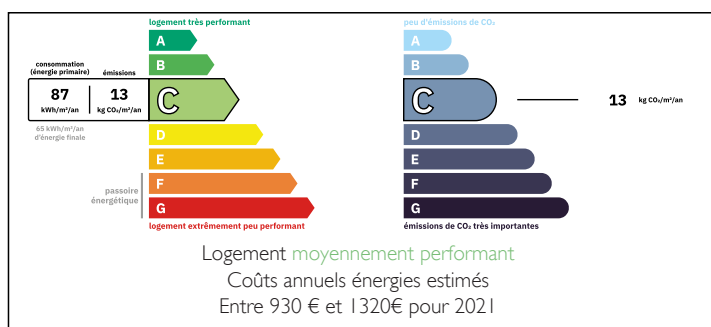
Town:	Fayence
Department:	Var
Bed:	5
Bath:	4
Floor:	190 m2
Plot Size:	1794 m2



IN BRIEF

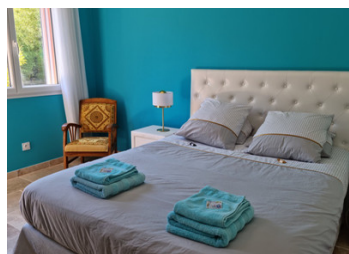
NEW-Florence Tourbier presents this attractive detached villa of 190m2 approx. built on a very attractive flat, wooded and landscaped plot of 1700m2 approx. facing south and not overlooked, situated in a quiet residential area, comprising a welcoming entrance hall, a large living room with a lounge area with wood burner and a dining room close to a modern open-plan fitted and equipped kitchen, a utility room, a boiler room, a large study (ideal for a liberal profession), 2 large and beautiful bedrooms, a bathroom with wc, a guest wc and a dressing room; on the first floor : a large bedroom with private terrace and shower room with wc, with independent access. Outside the villa are 2 independent bedrooms with their own shower rooms and wc, a terrace, a mosaic swimming pool and a 2-car carport. Great rental...

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 foncière: 2119 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

NEW-Florence Tourbier presents this attractive detached villa with around 190m² of living space, built on a very pretty, flat, south-facing plot of around 1700m² with trees and landscaping, in a quiet residential area.

The villa comprises, on the ground floor: a welcoming entrance hall, a large living room with a lounge area with wood burner and a dining room close to a modern open-plan fitted and equipped kitchen, a utility room, a boiler room and a large office (ideal for a liberal profession), 2 large and beautiful bedrooms, a bathroom with wc, a guest wc and a dressing room; on the first floor: a large bedroom with its own terrace and shower room with wc, with independent access. Outside the villa are 2 bedrooms with their own shower rooms and WCs, and a terrace. A magnificent mosaic swimming pool with electric cover enhances this charming villa. It is also equipped with reversible air conditioning, double glazing with mosquito nets, a recent oil-fired boiler with energy-saving system, solar panels, a water softener and a 2-car carport.

Come and discover this magnificent villa as soon as possible, with its great potential for rental income, either with its guest rooms, or as a year-round or seasonal rental.

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