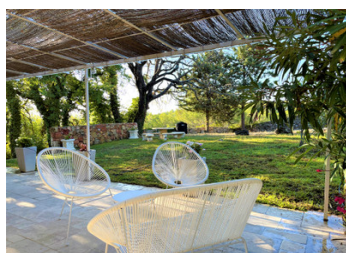
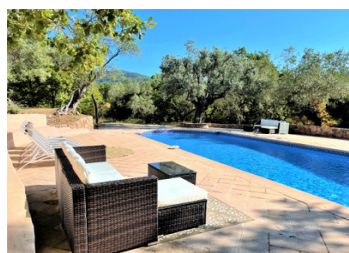
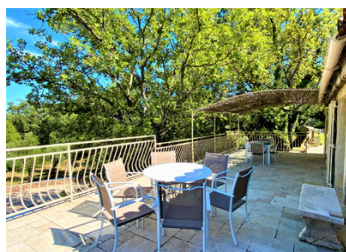
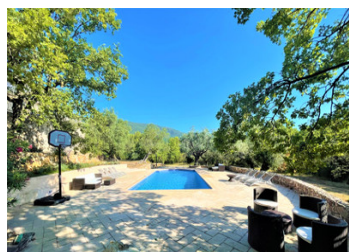
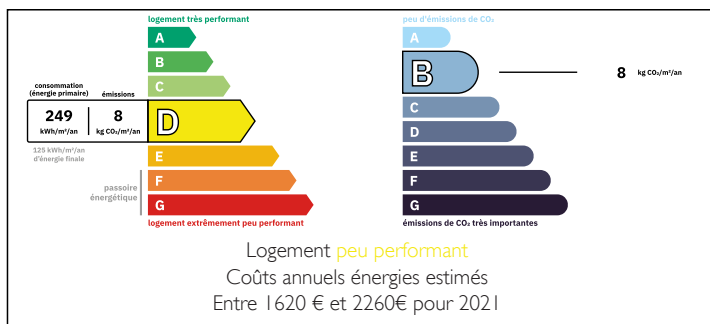


Pretty stone farmhouse on one level in a quiet location with large swimming pool and garage, Provencal charm



ENERGY - DPE



INFORMATION

Town:	Seillans
Department:	Var
Bed:	3
Bath:	1
Floor:	115 m ²
Plot Size:	3631 m ²

IN BRIEF

Charming property with this old stone farmhouse. Situated in absolute peace and quiet, just a stone's throw from the picturesque village of Seillans, this magnificent stone farmhouse is a real corner of paradise. Just 15 minutes from the Terres Blanches golf course, 25 minutes from Lac de Saint-Cassien and 45 minutes from the sea, you'll enjoy an exceptional living environment, combining tranquillity and proximity to activities.

Single-storey farmhouse offering 116 m² living space set in 3600 m² of wooded grounds planted with olive trees.

Bright 51 m² living room with fireplace and air conditioning

Dining room and fitted open-plan kitchen (20 m²)

Three bedrooms of 11 to 12 m², each with washbasin

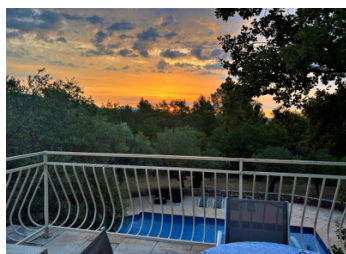
Bathroom, separate toilet

24 m² garage and 12 m² storeroom

Beautiful 11x5 m mosaic swimming pool with

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: 1615 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Charming property with this stone farmhouse

Situated in absolute peace and quiet, just a stone's throw from the picturesque village of Seillans, this magnificent villa is a real corner of paradise. Just 15 minutes from the Terres Blanches golf course, 25 minutes from Lac de Saint-Cassien and 45 minutes from the sea, you'll enjoy an exceptional living environment, combining tranquillity and proximity to activities.

Property details:

Surface area: 120 m² on 3600 m² of land planted with olive trees.

Living areas:

Bright 51 m² living room with fireplace and air conditioning

Dining room and fitted open-plan kitchen (20 m²)

Three 11-12 m² bedrooms, each with washbasin

Bathroom, separate toilet

24 m² garage and 12 m² storeroom

Exterior :

Beautiful 11x5 m mosaic swimming pool with terrace and pergola, ideal for relaxing in the sun.

Peaceful setting conducive to relaxation.

Nearby amenities:

The town centre and its shops are just 5 minutes away. You'll also have access to a cinema and many other amenities.

Don't miss this rare opportunity to acquire an exceptional property in an idyllic setting. Seillans, with its authentic charm and Provençal atmosphere, is the perfect place to enjoy life at the pace of nature.

For more information and to arrange a viewing, contact us today!