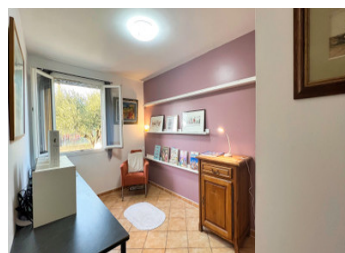


Under offer-Flayosc, single-storey house 113 m<sup>2</sup>, 4 bedrooms, pool-house, swimming pool on 1210 m<sup>2</sup> of land



## INFORMATION

Town:	Flayosc
Department:	Var
Bed:	4
Bath:	1
Floor:	113 m <sup>2</sup>
Plot Size:	1210 m <sup>2</sup>

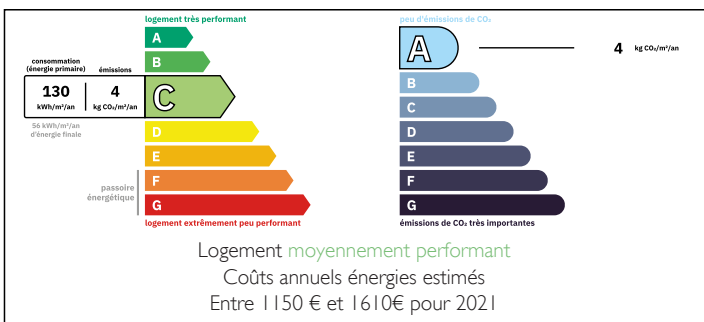


## IN BRIEF

In Flayosc, this modern 113 m<sup>2</sup> house, built in 2005, is set in 1210 m<sup>2</sup> of landscaped gardens. The property offers bright living spaces with four bedrooms and a large living room. The fully enclosed garden is well laid out and features an 8 x 4 m swimming pool, several shaded terraces and a 17 m<sup>2</sup> garage.

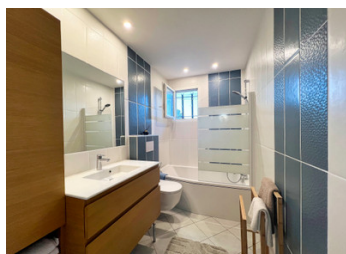
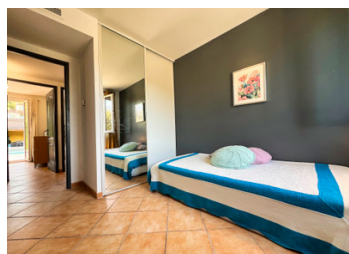
Ideal for a family, as a country house, main or second home, or for rental investment, this house embodies the art of Provençal living.

## 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

Single-storey villa within walking distance of Flayosc village centre.

Located in a quiet, pleasant residential area of the charming village of Flayosc, this 113 m<sup>2</sup> villa, with 4 bedrooms plus a 17 m<sup>2</sup> garage, offers a peaceful living environment, ideal for a family or anyone looking for comfort and tranquillity. Set in 1210 m<sup>2</sup> of grounds with olive trees, terraces and swimming pool.

Interior layout :

Ground floor (m<sup>2</sup>)

Entrance : 4,2

WC: 2.85

Living room : 39,14

Kitchen: 10.96

Hallway: 5.55

Shower room: 2.14

BATHROOM/WC: 5

Bedroom 1: 9.09

Bedroom 2: 11.22

Bedroom 3: 11.85

Bedroom 4: 11.23

Residual surface area - Attached garage: 17.05

Exterior:

The property has several terraces, perfect for enjoying sunny days. The garden, with its Italian fountain, is largely covered in white stone with a few trees, including a fig tree, a Japanese medlar tree and an olive tree.

There is an 8x4 metre swimming pool, a pool house and a courtyard surrounded by hedges for added privacy. The property also has a standard septic tank.

Construction details:

Built in 2005. The windows are double-glazed and 3 of the 4 bedrooms have built-in wardrobes.

Features and comfort :

Split air conditioning in the bedrooms for optimum comfort.

## LOCAL TAXES

Taxe habitation:

EUR

## NOTES