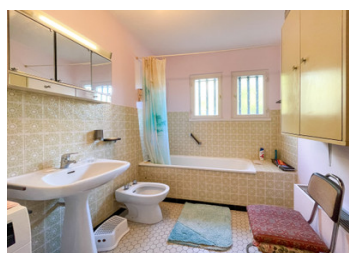


Villa 167 m , 5 bedrooms, swimming pool + 2 garages, situated a short walk from the village.



INFORMATION

Town:	Fayence
Department:	Var
Bed:	4
Bath:	3
Floor:	167 m2
Plot Size:	4135 m2



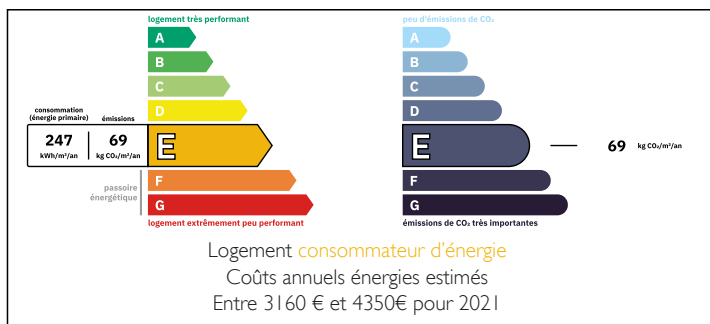
IN BRIEF

New! Come and discover this spacious family home with great potential, located in a quiet, leafy setting. This house comprises a spacious entrance hall on the ground floor, a living room with a fireplace opening onto a covered south-facing terrace, a dining room opening onto a north-facing terrace, a kitchen with access to a north-facing terrace, 3 bedrooms, a bathroom and a shower room. On the first floor: a large games room, a bedroom, a small study, a shower room and a solarium terrace. There are also 2 garages, a large swimming pool and a summer kitchen to convert.

This villa will appeal to you thanks to its location, just 2 minutes from the village and all amenities, its spacious rooms, its peaceful, leafy setting and its lovely flat garden.

Don't miss out on this great opportunity!

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: 2400 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

New in Seillans!

Come and discover this spacious family home, a real haven of peace with great potential, nestled in a quiet, leafy setting. Ideal for families, the ground floor features a generous entrance hall, a cosy living room with fireplace, which opens onto a covered south-facing terrace, perfect for soaking up the sunshine. The bright dining room opens onto a north-facing terrace, while the kitchen, with its direct access to the terrace, is ideal for al fresco dining. There are also 3 bedrooms, a bathroom and a shower room.

Upstairs, you'll find a large games room, an additional bedroom, a small study for creative or working moments, as well as a shower room and a solarium terrace for relaxing in total privacy.

The house also has two garages, a large swimming pool for cooling off on hot summer days, and a summer kitchen that can be adapted to suit your needs.

What makes this villa even more attractive is its privileged location, just a stone's throw from the village and all amenities. You'll love its spacious rooms, peaceful setting and lovely flat garden, perfect for children and outdoor activities.

Living in Seillans also means enjoying an exceptional quality of life. This village in the Var is renowned for its Provencal charm, picturesque little streets and friendly atmosphere. You can savour the gentle pace of life, with local markets, typical restaurants and cultural activities all year round. What's more, the proximity to nature offers plenty of opportunities for...