

Attractive Provencal 5 bedroomed property on one level with pool short drive to amenities

EXCLUSIVE



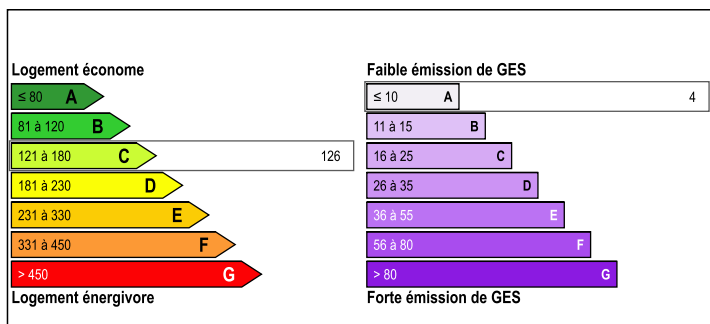
## INFORMATION

Town:	Les Arcs
Department:	Var
Bed:	5
Bath:	2
Floor:	145 m2
Plot Size:	2000 m2

## IN BRIEF

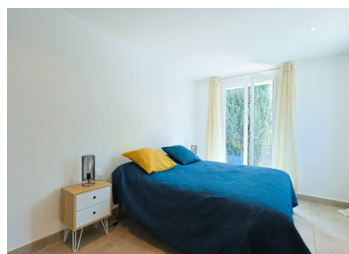
Attractive Provencal property situated in a tranquil environment with a good amount of land and great pool and outside areas. The property has a good layout offering spacious kitchen and dining area and a lovely living room with an attractive fireplace and high ceilings also double doors leading out onto a spacious terrace which is south facing . There are five bedrooms one being the Parental suite with ensuite shower room. A great lock up and leave property or a family home, in a desirable area close to most amenities and around a 30 mins drive to the coast at St Maxime, also 1 hours drive to Nice airport and a 10 mins drive to the Train station with regular trains to Paris .

## 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

Situated in a desirable neighbourhood this attractive provencal property has a private gated entrance and sits within a 2000 m2 plot of land which is mostly flat and fenced . The property itself is on one level and has a covered entrance area which leads through to an entrance hallway and spacious living area with feature fireplace and high ceiling, patio doors lead to the outside terrace which is spacious and south facing . An open plan kitchen /dinning room are situated just of the living room . The design of this whole area is functional and well thought out modern in design but still has some character , there is plenty of light and open space.

A spacious corridor leads through to the sleeping areas with an office/ dressing area followed by a WC and a further two double bedrooms with a family bathroom and a master suite with doors leading out onto the garden an a spacious italien shower with double vase sinks and a wc .

To the exterior of the house is a laundry / storage room which has the water boiler and softener etc ... There is a great sized swimming pool with surrounding stone terraces and a boules pitch and small pergola storage area.

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