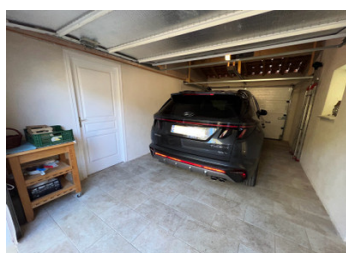


## Attractive Provencal property 4 bedrooms and pool



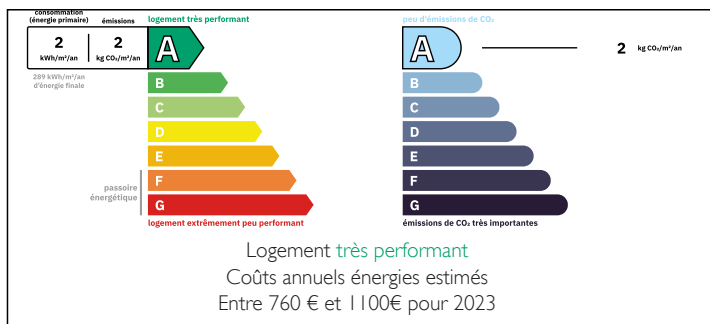
## INFORMATION

Town:	Carcès
Department:	Var
Bed:	4
Bath:	1
Floor:	108 m2
Plot Size:	800 m2

## IN BRIEF

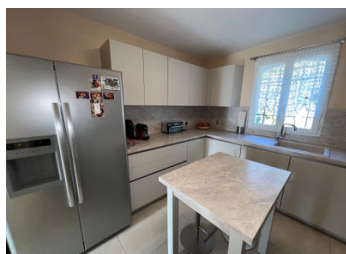
10 MINUTES FROM COTIGNAC, near a lovely Provencal village with many shops, quiet, not overlooked, pleasant single-storey house set on an enclosed and landscaped plot of 800 m2 planted with Mediterranean species. A pretty free-form swimming pool, with its paved beaches, adorns the garden.

## 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: 1530 EUR**

**Taxe habitation: EUR**

## NOTES

## DESCRIPTION

The house is composed of an entrance, comfortable living / dining room opening onto a shaded terrace to the South, mezzanine serving as an office space, modern and functional independent kitchen fully equipped, pantry, laundry room, toilet, 4 bedrooms with storage, shower room with toilet. Attached garage, tool shed, garden shed, garden chalet for storage. Benefiting from an ideal exposure to the South, the house is bright and pleasant to live in. In excellent general condition, this quality house will undoubtedly delight you as a main or secondary residence. Areas

- I Land (800 m2)
- I Garden shed (4.8 m2)
- I Garden shed (12.6 m2)
- I Garden shed (4.2 m2)
- I Cellar (13 m2)
- I Living room (33.8 m2)
- I Dining room
- I Kitchen (10.1 m2)
- I Mezzanine (10.1 m2)
- I Hall (5.7 m2)
- I Laundry room (4.8 m2)
- I Bedroom (11 m2)
- I Bedroom (10.1 m2)
- I Bedroom (10 m2)
- I Bedroom (11 m2)
- I Shower room / toilet (6.3 m2) I Toilet (1 m2)
- I Laundry room (4.8 m2)

Services

Double glazing Internet

Double flow ventilation Crawl space

Fence

Exterior lighting Fiber optic Electric gate Videophone

Swimming pool

Proximities

City center (5 Shops (5 minutes) Primary school (5 minutes) Secondary school (5 minutes)

Hospital/clinic (20 minutes) Doctor (5 minutes)

Supermarket (5 minutes)

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Information about risks to which this property is exposed is available on the Géorisques website :