

Provençal property with pool and great views



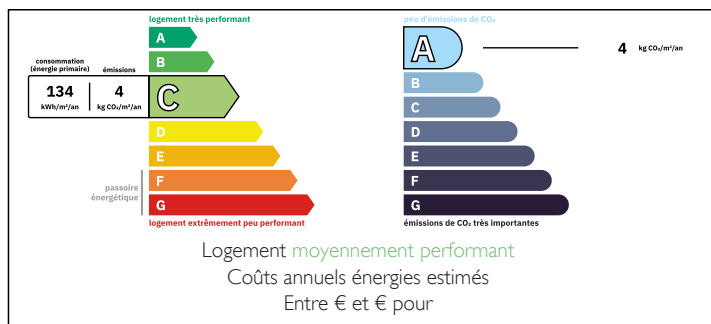
INFORMATION

| | |
|-------------|--------|
| Town: | Carcès |
| Department: | Var |
| Bed: | 3 |
| Bath: | 1 |
| Floor: | 171 m2 |
| Plot Size: | 650 m2 |

IN BRIEF

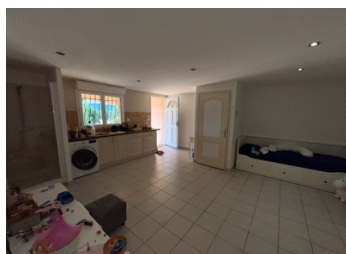
HOUSE - 5 MINUTES FROM COTIGNAC, in the heart of the Provence Verte, close to a lovely village of character and shops, pleasant contemporary Provençal house located on a landscaped plot of approximately 650 m2 planted with many Mediterranean species. A pretty swimming pool adorns the garden. In a dominant position, it offers an exceptional and unique panorama of the entire surrounding countryside. Ideally exposed to the south, it is bright and pleasant to live in.

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: 1400 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Comfortable house living room / dining room with fireplace, large shaded terrace to the South overlooking the garden, spacious fully equipped American kitchen, adjoining storeroom, 2 beautiful bedrooms with storage, one with a bathroom, bathroom, toilet. Upstairs: large mezzanine converted into an office space overlooking the dining room, 1 bedroom, attic. On the garden level: laundry room, a studio-type apartment with kitchenette, shaded terrace, shower room and toilet. Large adjoining garage with storage mezzanine. Wood shed. In a quiet area, not overlooked, this quality house in excellent general condition

Surfaces

1 Plot (650 m2)

1 Garage (33 m2)

apartment 1 - Floor Ground floor

1 Living room (36.5 m2)

1 Dining room

1 Terrace (13.2 m2)

1 Kitchen (14.1 m2)

1 Pantry (4.8 m2)

1 Bedroom (13 m2)

1 Bedroom (12 m2)

1 Bathroom (9.9 m2)

1 Toilets

apartment 1 - Floor 1st 1 Bedroom (10.1 m2)

1 Mezzanine (21.2 m2)

Services

Fireplace

Double glazing Internet

Crawl space Outdoor lighting Air conditioning Alarm

Electric gate Swimming pool

Proximities

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

school (5 minutes) Secondary school (5 minutes)

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

Supermarket (10 minutes)

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

<https://www.georisques.gouv.fr>