

## Dream Villa with Pool in One of the Most Beautiful Villages in France!



## INFORMATION

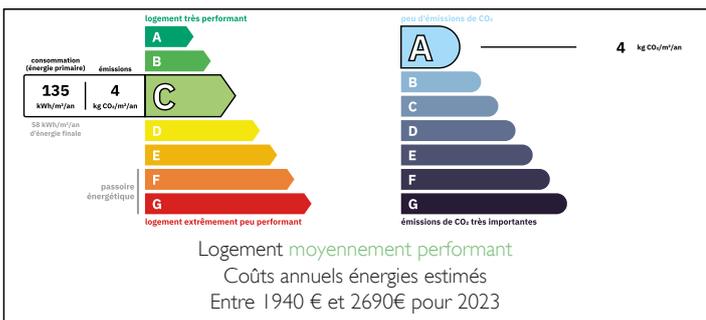
Town:	Bormes-les-Mimosas
Department:	Var
Bed:	5
Bath:	3
Floor:	189 m2
Plot Size:	1712 m2

## IN BRIEF

This stunning 189 m<sup>2</sup> villa offers everything you could dream of, whether for an idyllic vacation home or permanent residence. With its spacious, light-filled living room, a bedroom on the ground floor, three bedrooms on the first floor, two elegant bathrooms, a sparkling pool, a beautifully landscaped garden, two garages, ample parking space, and a separate apartment to host guests or generate rental income, this villa has it all.

Ideally located in a peaceful, green setting, yet just a few minutes away from the beach and local amenities. Perfectly equipped and meticulously maintained, it invites you to savor Mediterranean living starting this summer.

## 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

The villa, which was created from a former workshop, features an impressive ceiling height of over five meters, giving it a distinctly loft-like feel. On the ground floor, a spacious living room and dining area with open kitchen, all totaling over 65 m<sup>2</sup>.

The large windows and sliding doors offer spectacular views of the beautifully manicured garden, the pool, and the sunny terraces surrounding the house.

This level also includes a charming bedroom with direct access to a private terrace, a large bathroom with double vanity and walk-in shower, as well as a separate toilet.

Upstairs, you'll find three bedrooms, a second bathroom, and a mezzanine offering plenty of possibilities.

The apartment, approximately 40 m<sup>2</sup> in size, has its own private entrance, a living room with an open kitchen, a bathroom, and a bedroom on the first floor. This apartment is an ideal opportunity to generate additional income while offering your guests a private, comfortable space.

The 1,700 m<sup>2</sup> plot completes this dream property, with, in addition to the pool, several terraces for relaxation, a wide driveway leading to the two garages, and plenty of parking space.

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

## LOCAL TAXES

**Taxe foncière: 2092 EUR**

**Taxe habitation: EUR**

## NOTES