

Charming stone farmhouse in a quiet location, swimming pool, close to the village and Terre Blanche Golf & Spa

EXCLUSIVE



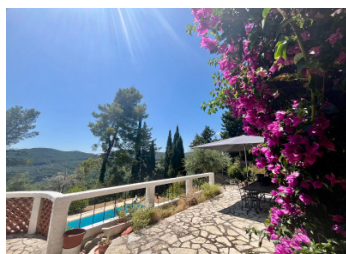
## INFORMATION

Town:	Bagnols-en-Forêt
Department:	Var
Bed:	3
Bath:	2
Floor:	144 m2
Plot Size:	2741 m2

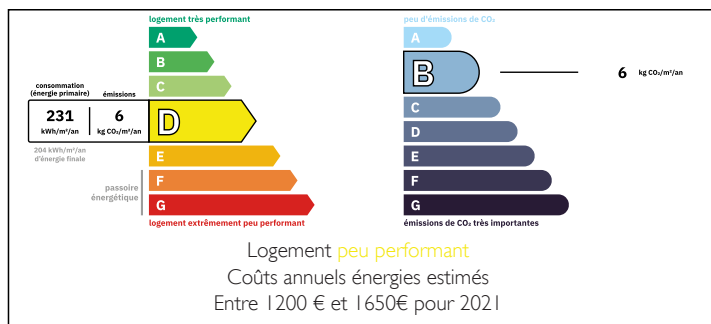
## IN BRIEF

This charming stone farmhouse, situated in the Fayence area, comprising of two independent dwellings (90 m<sup>2</sup> and 60 m<sup>2</sup>). The two dwellings can be joined together to form a single house, offering a wide range of conversion options. The main dwelling comprises an open-plan kitchen, a living room with fireplace, 2 bedrooms, one of which has a balcony, a bathroom and a south-facing terrace. The second dwelling has a lounge and kitchen area, and an upstairs en suite bedroom.

The 2741 m<sup>2</sup> grounds, with their panoramic views and landscaped with Mediterranean trees and olive groves, are laid out in wide terraces, offering plenty of privacy and greenery. You'll also enjoy a beautiful 5 x 8 metre mosaic swimming pool with a large sunbathing area with a shaded area, ideal for relaxing in total tranquillity. If you're looking for...

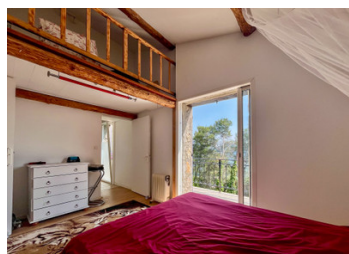


## ENERGY - DPE



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

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The 2741 m<sup>2</sup> grounds, with their panoramic views and landscaped with Mediterranean trees and olive groves, are laid out in wide terraces, offering plenty of privacy and greenery. You'll also enjoy a beautiful 5 x 8 metre mosaic swimming pool with a large sunbathing area with a shaded area, ideal for relaxing in total tranquillity. If you're looking for authenticity and character, you'll love this farmhouse.

The property is situated a short walk from the village of Bagnols-en-foret, which has several bars, restaurants and shops, part of the Fayence region.

Bagnols-en-foret is a charming perched provencal village, only 18km from the closest beaches in Frejus and 68km from Nice airport, which takes under 1 hour by car.

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

## LOCAL TAXES

**Taxe foncière: 1800 EUR**

**Taxe habitation: EUR**

## NOTES