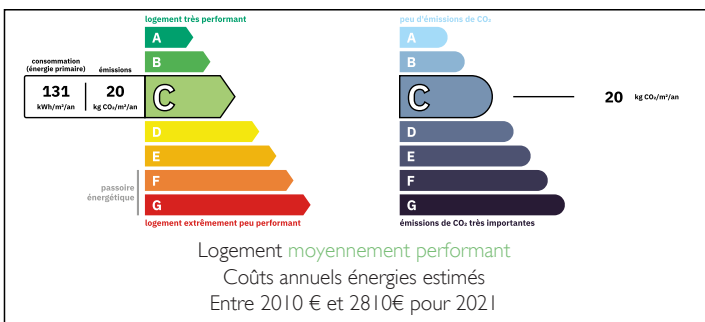


## Stunning villa with panoramic views in Seillans



## ENERGY - DPE



## INFORMATION

Town:	Seillans
Department:	Var
Bed:	4
Bath:	4
Floor:	240 m2
Plot Size:	4000 m2

## IN BRIEF

This stunning south-facing villa was built in 1996 and is perched in a prime position in the charming village of Seillans. It offers breathtaking panoramic views with glimpses of the Mediterranean sea. Just a 20-minute stroll from the heart of the village (1,1 km)—where you'll find delightful restaurants and bars—this property blends tranquility with convenience.

The villa boasts a spacious open-plan living area that flows seamlessly onto a sun-drenched terrace, perfect for soaking in the stunning vistas. Designed for effortless indoor-outdoor living, it features a covered dining area, ideal for entertaining year-round and a beautiful tiled swimming pool with views towards the village.

With four generously sized bedrooms and four bathrooms, plus a dedicated office space, this home is designed for comfort and flexibility. The

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: 3649 EUR**

**Taxe habitation: EUR**

## NOTES

## DESCRIPTION

A gated entrance leads up to the property, where there is parking for several cars. There is also a garage.

On the ground floor, there is a large entrance hall, a kitchen within dining area, living room and cozy lounge with a fire insert. Each area has doors opening onto the beautiful terrace or covered eating area, giving a seamless inside outside flow.

There is also a guest WC on this level.

Upstairs, there is a master suite with doors onto a terrace which leads down into the garden. This room has an en-suite bathroom and stairs up to the office and loft space.

There are two other bedrooms, both of which have an en-suite shower room.

The fourth bedroom can be accessed via the main house or independently. There is a lounge area, kitchen, bedroom and bathroom.

On the garden level, there is a cave, boiler room / laundry room and garage.

Outside, the garden is beautiful, with stone terraces and mediterranean plants. The swimming pool is tiled and has plenty of space for relaxing.

The villa benefits from underfloor gas central heating, air-conditioning in the master suite, and double glazing throughout.

-----

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