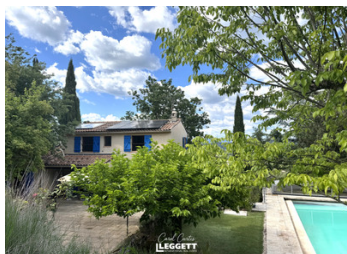


Beautiful villa in the hills of Brignoles. 4 bedrooms, swimming pool and terrasse.



INFORMATION

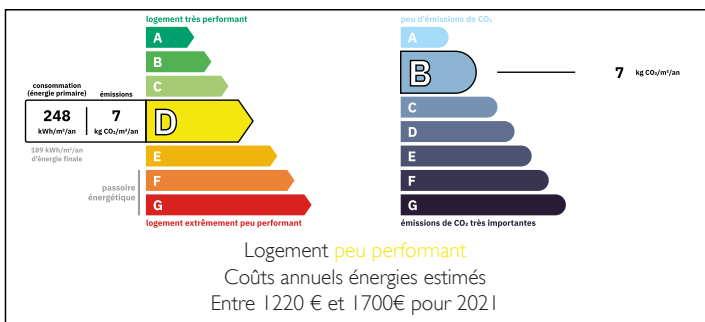
Town:	Brignoles
Department:	Var
Bed:	4
Bath:	1
Floor:	120 m2
Plot Size:	3400 m2

IN BRIEF

Hillside Haven with a Heated Pool – A Provençal Dream in Brignoles! Even George Clooney and Brad Pitt have a property here.

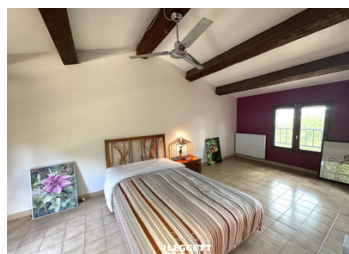
Tucked away in the peaceful hills just above Brignoles, this beautiful 4-bedroom villa offers the perfect balance of tranquillity and convenience. Surrounded by breathtaking countryside views, you'll feel a world away — yet you're just minutes from local amenities.

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 habitation: EUR

NOTES

DESCRIPTION

Step inside and be welcomed by a light-filled open-plan lounge, tiled throughout, with double glazing, plenty of space for dining, and a charming wood burner with double combustion and pierre de lave for those cosy winter nights. The separate kitchen (which could easily be opened up) comes fully fitted with units and appliances — plus a handy walk-in larder for all your Provençal goodies.

On the ground floor, you'll find a spacious bedroom with French doors opening directly onto the south-facing terrace, perfect for your morning coffee in the sun. There's also a family bathroom with bath and shower, clean and functional, and a separate WC.

But wait — there's more! The sous-sol (basement) is a hidden gem: vast and full of potential, with electricity, a WC, and outdoor access. Whether you dream of a guest suite, studio, or a full-blown annexe — it's ready and waiting.

Upstairs, you'll find three double bedrooms, each with spectacular views over the rolling hills, and a room already plumbed for a WC.

Outside, it only gets better:

A 30m² garage with workshop, electricity, and water — easily convertible into a studio.

A covered south-facing terrace for al fresco dining in all weather.

A heated saltwater swimming pool with a newly replaced pump and concertina safety cover.

Multiple outbuildings for storage, garden tools, and more

Ample parking space — including 2 car ports and electric car charging point.