

## Villa with Pool, Workshops, and Spacious Garden – Walking Distance to Le Luc-en-Provence Town Centre



## INFORMATION

Town:	Le Luc
Department:	Var
Bed:	3
Bath:	2
Floor:	140 m <sup>2</sup>
Plot Size:	4674 m <sup>2</sup>

## IN BRIEF

In the heart of the village of Le Luc-en-Provence, this 140 m<sup>2</sup> home, set on a 4674 m<sup>2</sup> plot, offers a true haven in nature, combining authenticity with the Provençal art of living.

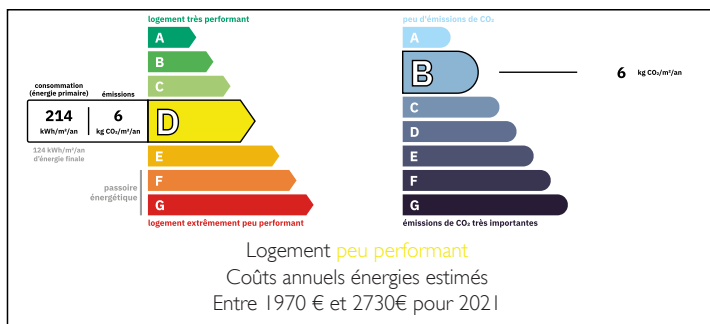
The house comprises three bedrooms, a study, a living and dining room, a veranda, a separate kitchen, a shower room, a bathroom, and separate WC.

The property also includes several annexes: beautiful terraces, a garage, two workshops, and a summer kitchen, providing an additional surface area of 94 m<sup>2</sup>.

You'll also find a swimming pool and a private well that partially supplies the property's water consumption, making it more economical to run.

Located in the charming village of Le Luc-en-Provence, in the heart of the region, this

## 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:** 1893 EUR

**Taxe habitation:** EUR

## NOTES

## DESCRIPTION

Villa with Pool, Workshops, and Spacious Garden – Walking Distance to Le Luc-en-Provence Town Centre

Just a few minutes' walk from the centre of Le Luc-en-Provence, in a quiet residential area, this elegant villa built in 1975 offers at least 140 m<sup>2</sup> of living space, along with more than 84 m<sup>2</sup> of additional surface spread across workshops and a garage, all set on a beautifully landscaped 4674 m<sup>2</sup> plot.

The property impresses with its generous volumes, high ceilings, and sunny terraces that invite you to enjoy the Provençal way of life.

On the garden level, a spacious veranda leads into a charming living room with exposed beams and direct access to the terrace. The separate kitchen completes this warm and inviting living space. A hallway with built-in cupboards leads to two bedrooms, a study, a shower room, and separate WC.

To the left of the entrance, the more recent part of the house—built in 2007—features a large 46 m<sup>2</sup> bedroom on the first floor with its own bathroom and WC. This extension is also connected to the basement by an internal staircase, where you'll find a 23 m<sup>2</sup> garage currently used as a workshop, and a second 22 m<sup>2</sup> workshop.

### Comfort and Features:

Reversible air-conditioning (air-to-air heat pump) in all rooms

windows with double glazing

Electric aluminium roller shutters and traditional wooden shutters

Direct access to the garden from all rooms on the garden level via French doors

Electric inertia radiators (accumulation type) for heating

Wood-burning stove in the living room