

Superb modernized house+Provence village+terrace with extraordinary view+renting potential+ideally musician



INFORMATION

Town:	Bagnols-en-Forêt
Department:	Var
Bed:	3
Bath:	1
Floor:	120 m ²
Plot Size:	15 m ²

IN BRIEF

Discover this charming, renovated and modernized village house with a terrace offering an exceptional view in Bagnols-en-Forêt, a highly sought-after area that combines authenticity and modern comfort.

With a surface area of approximately 120 m², it features two independent living units, ideal for investment, rental opportunities, or welcoming family and friends. A fully equipped music room adds a warm, convivial touch.

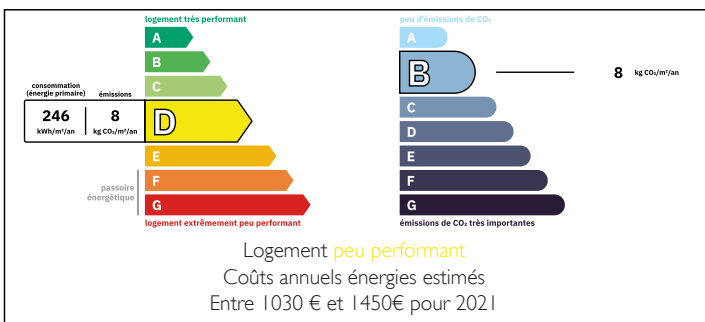
On the ground floor, you'll find a 23 m² studio with a dining area and toilet, as well as an adjoining 32 m² room that can be customized to your needs—whether as a workshop, office, or gym.

The main living area of 70 m² includes a fitted kitchen, a bright living room that opens onto a south-facing terrace with no overlooking neighbors, ensuring peace and privacy.

Upstairs, there's a bedroom, an Italian-style shower room, and a converted attic space.

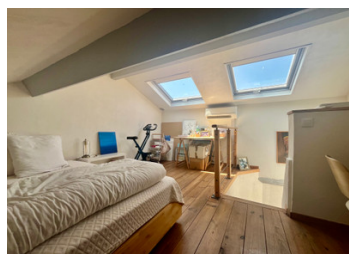
Conveniently located near...

ENERGY - DPE



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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

Discover this charming, renovated and modernized village house with a terrace offering an exceptional view in Bagnols-en-Forêt, a highly sought-after area where authenticity and modern comfort meet in perfect harmony.

Ideal for those looking for a unique place, this property of approximately 120 m² offers a variety of possibilities, particularly thanks to its layout as two independent living units.

Whether you're looking to invest or benefit from a flexible space, this house can be partially or fully rented out, allowing you to generate additional income or welcome family and friends in a privileged setting.

A music room equipped with a high-quality sound system is also included—perfect for music lovers or for hosting relaxing and convivial moments.

On the ground floor, a 55 m² space includes a 23 m² studio with a dining area and toilet, with the possibility of adding a shower room to suit your needs. An adjoining 32 m² room offers a versatile space to be arranged as you wish: a workshop, office, treatment room, or gym.

A second independent entrance leads to the main part of the house, about 70 m², featuring a fully equipped kitchen open to a laundry room, and a bright living area that opens onto a south-facing terrace with no overlooking neighbors—ideal for soaking up the sun and enjoying peaceful surroundings.

Upstairs, there is a cozy bedroom, an Italian-style shower room with double sinks, and a converted attic space that can serve as an extra bedroom or office thanks to its skylights.

Located just...

LOCAL TAXES

Taxe foncière: 690 EUR

Taxe habitation: EUR

NOTES