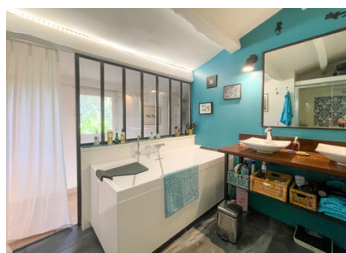


Unique 3 bedroom house with swimming pool, panoramic views, a few steps from the village of Claviers



INFORMATION

Town:	Claviers
Department:	Var
Bed:	3
Bath:	2
Floor:	137 m2
Plot Size:	1500 m2

IN BRIEF

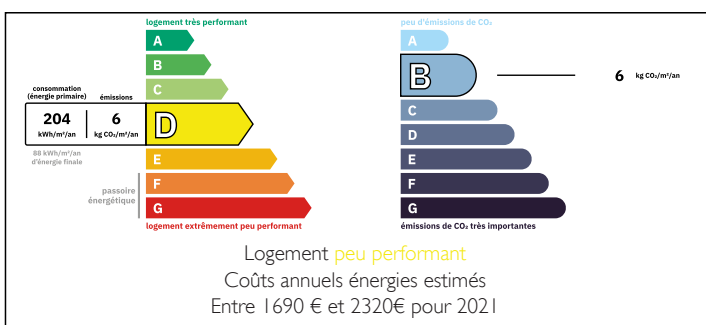
Just a short walk from the picturesque village of Claviers, this architect-designed 3-bedroom house combines thoughtful design with comfort and functionality. Set over three levels, the property offers bright, spacious interiors and breathtaking panoramic views.

Designed over three levels, the home features bright living spaces, a cozy lounge with fireplace, a modern kitchen opening to a covered dining terrace, and a master suite with bathroom, dressing room, and private terrace.

Outdoors, multiple seating areas, a pool with breathtaking views, and a gated driveway create the perfect setting for relaxation and entertaining.

With 16 solar panels, fibre internet, air-conditioning, and mains drainage, this villa is ideal as a holiday retreat, investment property, or year-round family

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

On the ground floor, you'll find two bedrooms, a shower room, a modern kitchen with access to a covered terrace perfect for alfresco dining, and a practical laundry room. The first floor is dedicated to a master suite, complete with bathroom, dressing room, and private terrace. The garden level features a welcoming dining room, a cozy lounge with fireplace, an office, and a storage room.

Outdoors, multiple seating areas provide the ideal setting to relax and entertain, while the swimming pool takes full advantage of the stunning views. A gated driveway ensures privacy and convenience.

Modern features include 16 solar panels, air-conditioning in the master suite, a thermodynamic boiler, fibre internet, and connection to mains drainage.

This is a truly unique property in a sought-after location—an opportunity not to be missed.

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

LOCAL TAXES

Taxe foncière: 1300 EUR

Taxe habitation: EUR

NOTES