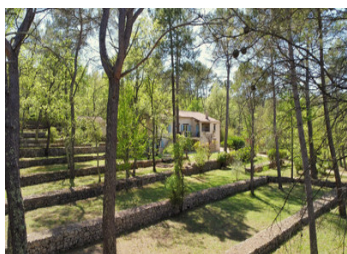


Detached villa in excellent condition, quiet location+swimming pool+garage+high rental yield+unique exterior



INFORMATION

Town:	Fayence
Department:	Var
Bed:	4
Bath:	3
Floor:	172 m ²
Plot Size:	6205 m ²

IN BRIEF

FAYENCE – 6-ROOM VILLA WITH SWIMMING POOL & OUTBUILDINGS – UNIQUE PROVENCAL GARDEN

In a quiet residential neighbourhood, discover this beautiful property on over 6,000 m² of land, just a few minutes from shops and schools.

The landscaped garden, structured by magnificent dry stone walls, offers an authentic and rare setting, typical of Provence.

The main house (in excellent condition) comprises: A cathedral-ceilinged living room with wood-burning stove,

An open-plan kitchen, two bedrooms, a shower room, a WC and a pantry.

Two independent dwellings:

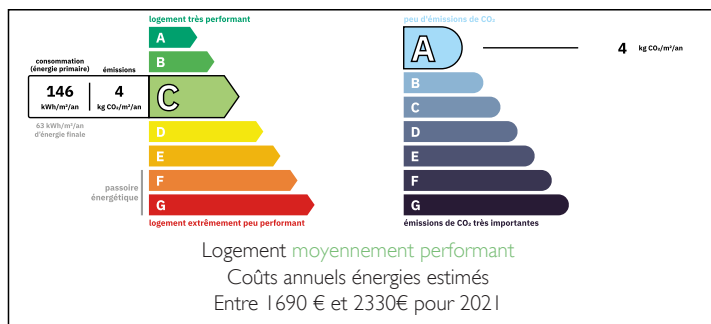
A one-bedroom flat with terrace,

A studio on the pool side.

Outside: 2 terraces, a swimming pool, a large garage, parking spaces.

The villa is equipped with reversible air conditioning

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

EXCEPTIONAL PROVENCAL GARDEN - DRY STONE WALLS - SWIMMING POOL - PEACEFUL - OUTBUILDINGS - EXCELLENT CONDITION
6-ROOM VILLA WITH TERRACES, OUTBUILDINGS AND SWIMMING POOL - FAYENCE

In a peaceful and sought-after area of Fayence, close to shops and schools, this property is a true haven of peace nestled on wooded grounds of over 6,000 m², enhanced by a multitude of dry stone walls that structure and magnify the garden.

The garden is a spectacle in itself: its dry stone terraces, typical of the region, offer a rare and authentic setting that immediately evokes the spirit of Provence. Every corner of the grounds reveals a peaceful spot, inviting relaxation and contemplation. A veritable living tableau throughout the seasons.

The house, built in the 1980s and completely renovated, consists of several areas:

The main living area:

A large cathedral-ceilinged living room with a wood-burning stove and high ceilings,

A semi-open fitted kitchen with pantry/laundry room,

Two bedrooms, a shower room and a separate WC,

Direct access to two terraces facing different directions to enjoy the sun throughout the day.

The outbuildings:

A separate one-bedroom flat with kitchen, bedroom, shower room and terrace,

A self-contained studio with kitchenette, shower

LOCAL TAXES

Taxe foncière:	1827 EUR
Taxe habitation:	EUR

NOTES