

Villa de 3/4 chambres, Piscine , terrasse et garage ; PLAN D'AUPS



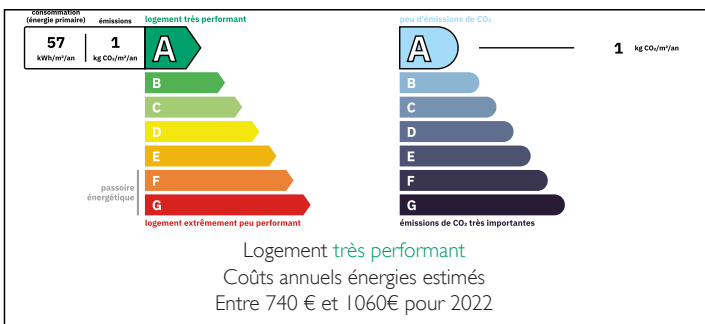
INFORMATION

Town:	Plan-d'Aups-Sainte-Baume
Department:	Var
Bed:	4
Bath:	2
Floor:	200 m2
Plot Size:	4000 m2

IN BRIEF

Nestled in the tranquil hills of Plan d'Aups, in the middle of the stunning Sainte-Baume National Park, this beautiful single-storey villa offers an exceptional lifestyle surrounded by nature. Despite its peaceful setting, the property is ideally located just 20 minutes from the main routes to Aix-en-Provence, Marseille, Toulon, Cannes, and Nice.

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

Designed for comfort and entertaining, the villa features a spacious open-plan living area with vaulted ceilings, combining the lounge, dining area, and fully equipped kitchen. Bathed in natural light, this space opens directly onto a covered veranda with a built-in barbecue area, leading to a travertine terrace and the magnificent swimming pool.

The property offers three double bedrooms, one with an ensuite shower room. The stylish family bathroom includes twin basins and a large Italian-style shower.

A utility and boiler room houses two heating systems – oil and underfloor heating (in the lounge, kitchen, and cinema room) – as well as air conditioning. The bedrooms benefit from an air-source heat pump system for energy efficiency and year-round comfort.

A true highlight of the property is its private cinema room, which can also serve as a games or playroom – a unique and fun feature for family and guests alike.

There is internal access to a good-sized garage with an electric door. Outside, the property is a haven for nature lovers: south-facing terraces overlook the surrounding woodland, offering complete privacy and serenity.

The 8x4m heated swimming pool features a waterfall and counter-current system, as well as an automated solar-powered cover. A wooden sun terrace with shower and toilet provides a perfect spot for cooling off on hot summer days.

A separate guest annex offers an additional bedroom and shower room – ideal for visitors or potential rental income – alongside a technical room for the pool.

LOCAL TAXES

Taxe habitation: EUR

NOTES