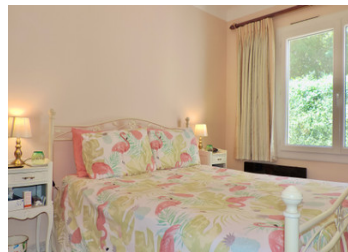


## Charming Provençal property with pool and private garden close to village

EXCLUSIVE



## INFORMATION

Town:	Carcès
Department:	Var
Bed:	3
Bath:	2
Floor:	160 m <sup>2</sup>
Plot Size:	2008 m <sup>2</sup>

## IN BRIEF

Restored Provençal Villa with Heated Pool – Walk to Carcès Centre

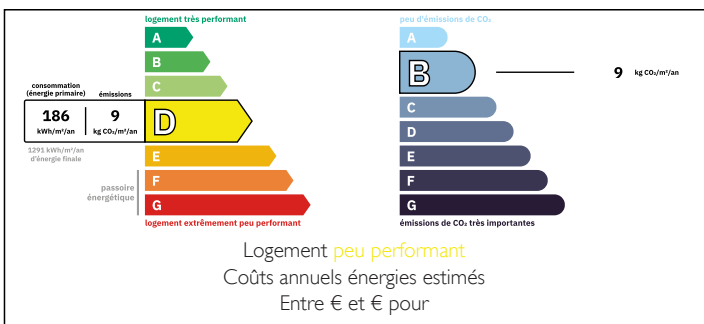
Located on a quiet residential lane within walking distance of the centre of Carcès, this beautifully restored single-storey villa offers privacy, space, and classic Provençal charm.

Set on an elevated 2,000 sq m landscaped plot over three levels, the property features mature hedging, tall pine trees, and multiple terraces with countryside views. Outdoor amenities include a heated 8 m swimming pool, pool house, outdoor shower, lawns, and generous parking with car port.

The house offers approximately 160 sq m of living space and includes a fully equipped kitchen, bright breakfast room/conservatory, and an impressive double-height 10 m drawing/dining room opening onto the main terrace. A mezzanine provides additional office or sleeping space.

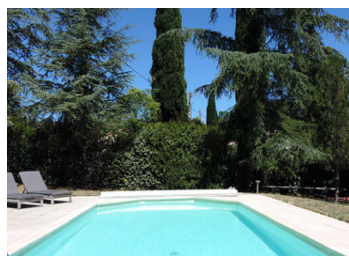
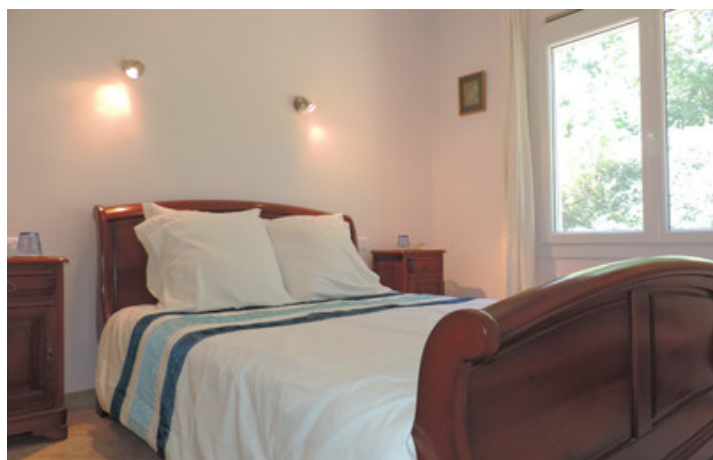
Accommodation includes a master suite with dressing room and en-suite bathroom, two further

## 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

Elegant Restored Villa with Pool – Walking Distance to Carcès Centre

369 Chemin Notre Dame, 83570 Carcès (Péssy area, Provence)

Set on a quiet rural lane in a sought-after residential area, this beautifully restored villa offers privacy, space, and classic Provençal charm—just a short walk from the centre of the popular village of Carcès.

The property sits on an elevated plot of approximately 2,000 sq m, arranged over three landscaped levels and surrounded by mature 3–4 metre hedging, providing exceptional privacy. Tall pine trees and open terraces create a peaceful Mediterranean atmosphere with attractive views over the surrounding countryside.

## LOCAL TAXES

**Taxe foncière: 2600 EUR**

**Taxe habitation: EUR**

### Outdoor Living

Designed for relaxed outdoor living and entertaining, the gardens include:

Heated 8-metre swimming pool

Pool house and outdoor shower

Multiple paved and tiled terraces for dining and lounging

Lawned garden areas on different levels

Upper lawn with open aspect

Single car port, workshop, and generous off-street parking

### The Villa

Built in 1976 in a traditional style with pan-tiled roof, the house has recently undergone a major restoration and is presented in excellent condition.

Approx. 160 sq m of internal living space

Single-storey living with mezzanine

Light-filled interiors and quality finishes throughout

### Interior Layout

The villa offers a flexible and well-designed layout:

Side entrance from the car port into a large multi-purpose room

Utility room with WC and shower

Fully equipped kitchen

Bright breakfast room / conservatory opening onto

## NOTES