

Beautiful Provençal Property in a desirable location with 4 bedrooms large garden and Pool



INFORMATION

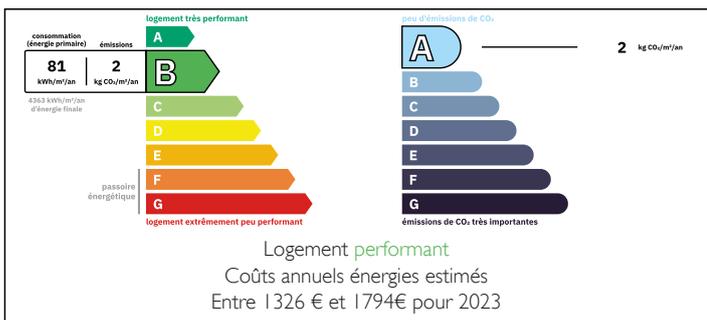
Town:	Flayosc
Department:	Var
Bed:	4
Bath:	2
Floor:	205 m ²
Plot Size:	4000 m ²

IN BRIEF

- Spacious Provençal Villa with Pool & Large Gardens
- 204 m² living space on 4,000 m² of land
 - 13 m x 6 m heated swimming pool with electronic cover
 - 4 double bedrooms, including master with en-suite & dressing
 - Open-plan living/dining area with underfloor heating, Geothermal heating through out & wood-burning fireplace
 - Modern kitchen with covered terrace
 - 52 m² double garage a laundry room & utility room
 - Pool house and garden storage
 - Fibre-optic internet, peaceful village location
 - Mature Gardens with watering system and electronic gates



ENERGY - DPE



Perfect for international buyers seeking a family home, holiday retreat, or investment in the South of France.

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 Provençal South-Facing Villa with Exceptional Pool, Grounds & Modern Comforts. Spacious and Light Throughout. Ideal for a Family Home or Holidays

Discover the charm of the South of France in this beautiful Provençal-style villa, set on over 4,000 m² of private, landscaped grounds. Ideally located on the edge of a vibrant and desirable village, the property offers the perfect blend of tranquillity, convenience, and authentic Mediterranean living. Fibre-optic internet ensures easy remote working from abroad.

One of the great features of the property is a stunning 13 m x 6 m swimming pool with an electronic cover, surrounded by generous sun terraces—an exceptional setting for relaxing, entertaining, and enjoying long summer days. A spacious 52 m² double garage provides secure parking and excellent storage.

Inside, the villa features a bright, open-plan living and dining space, complete with underfloor heating and a traditional wood-burning fireplace, creating a warm and welcoming atmosphere all year round. The modern kitchen opens directly onto a covered terrace, ideal for al fresco dining. A laundry room provides extra storage and a utilities room.

This spacious home offers four comfortable double bedrooms, including a master suite with dressing room and en-suite bathroom. A second shower room with double basins and two separate WCs ensures practicality for family and guests. Plenty of built-in storage is found throughout.

Master bedroom 22.14m²
other bedrooms 19.08 / 18.14/ 12.18
Living room 36.74
Dining room 22.44
Kitchen 12.63

LOCAL TAXES

Taxe habitation: EUR

NOTES