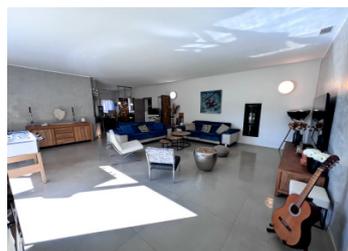


Rare single-storey house of 231m<sup>2</sup> on a plot of 2200m<sup>2</sup>, four bedrooms, swimming pool, garage, beautiful garden.



## INFORMATION

Town:	Solliès-Toucas
Department:	Var
Bed:	4
Bath:	3
Floor:	231 m <sup>2</sup>
Plot Size:	2200 m <sup>2</sup>

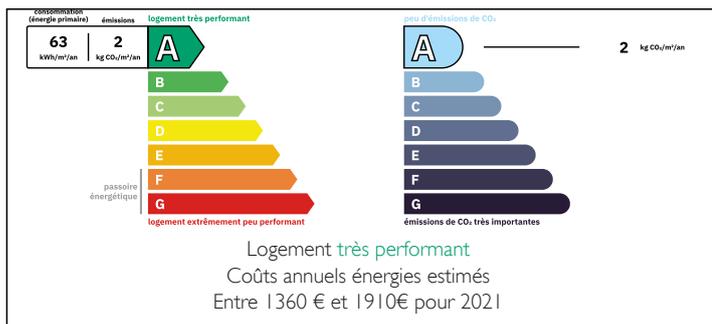
## IN BRIEF

EXCEPTIONAL HOUSE - SOLLIES TOUCAS : be captivated by this exceptional house located in Solliès Toucas, 20 minutes from Toulon and Hyères. In a dominant position, enjoying an exceptional and unique location, it is a true gem offering open views on the surrounding countryside. A constant spectacle that invites serenity and dream. Settled in the heart of a 2 200 sqm plot planted with olive trees and Mediterranean trees. Cozy and elegant home, high-quality materials carefully chosen to create a warm and refined atmosphere.

Areas: Entrance hall 16m<sup>2</sup>, kitchen/dining room 41m<sup>2</sup>, living room 59m<sup>2</sup>, master bedroom 36m<sup>2</sup>, two bedrooms of 11.50m<sup>2</sup> each with en-suite bathrooms, one of 19.5m<sup>2</sup>, office, dressing room, hallways, spacious rooms. Garage 25.8m<sup>2</sup>.

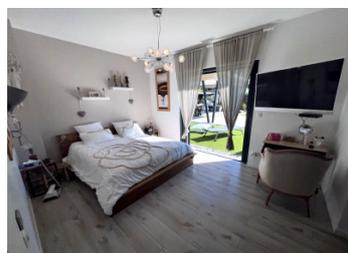
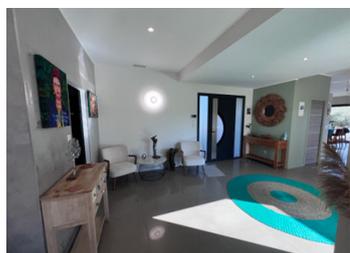
Features: Heat pump, air conditioning, pellet stove, water softener, central vacuum system, aluminum

## 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 HOUSE - SOLLIES TOUCAS : be captivated by this exceptional house located in Sollies Toucas, 20 minutes from Toulon and Hyères. In a dominant position, enjoying an exceptional and unique location, it is a true gem offering open views on the surrounding countryside. A constant spectacle that invites serenity and dream. Settled in the heart of a 2 200 sqm plot planted with olive trees and Mediterranean trees. Cozy and elegant home, high-quality materials carefully chosen to create a warm and refined atmosphere. A beautiful entrance hall welcomes visitors, discreet and functional cloakroom, toilet. Spacious, light living room / dining room opens onto a large shaded terrace and the heated pool. A true extension of the living space. Adjoining a fully furnished contemporary kitchen with a dining area. An ideal space for cooking, entertaining, and sharing meals. It opens through a large bay window onto the terrace and pool, inviting relaxation and convivial moments. An elegant summer kitchen, seamlessly integrated into the exterior, is a real asset for sunny days. A home office is perfectly suited for working from home. A comfortable master suite, complete with a dressing room, a lovely bathroom and a toilet, offers direct access to the terrace and pool. Another large, light bedroom can serve as a playroom, artist's studio... Two further bedrooms, each with its own shower room, are ideal for comfortably accommodating family and guests, along with a separate toilet. Big garage, storage annexes. Every space has...

## LOCAL TAXES

**Taxe foncière: 4800 EUR**

**Taxe habitation: EUR**

## NOTES