





## DESCRIPTION

Occupying a commanding position with far-reaching countryside views, this beautifully presented home combines generous volumes, high ceilings and exceptional natural light with outstanding outdoor living spaces.

The fully enclosed landscaped garden offers privacy and year-round colour, complemented by a heated swimming pool with automatic water level system. A substantial wraparound terrace provides multiple seating and dining areas, allowing you to follow the sun throughout the day

### GROUND FLOOR

A welcoming entrance hall leads into the stylish, fully equipped kitchen (20m<sup>2</sup>), offering extensive storage and excellent preparation space.

The heart of the home is the magnificent 55m<sup>2</sup> lounge and dining room, bathed in light from three sets of double doors opening directly onto the terrace. High ceilings enhance the feeling of space, while a fireplace creates a warm focal point. A charming step down leads to an inviting reading or relaxation area.

Also on this level:

- Separate WC
- Bedroom 1 (20m<sup>2</sup>): Exceptionally bright with double doors to the terrace, dressing area and large en-suite bathroom (bath, WC, wash basin).
- Bedroom 2 (17m<sup>2</sup>): South-facing with direct terrace access and open views.
- Family shower room
- Bedroom 3 / Office (15m<sup>2</sup>): Currently an office, with terrace access and beautiful light.

### GARAGE

Garage (6.75m x 3.9m) with excellent storage space and internal access.

## LOCAL TAXES

Taxe foncière: **2860 EUR**

Taxe habitation: **EUR**

## NOTES