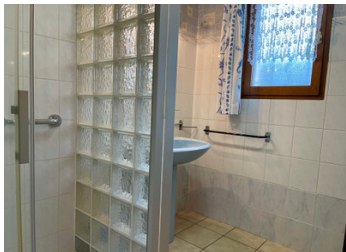


One-level property close to village with garage and garden



## INFORMATION

Town:	Carcès
Department:	Var
Bed:	3
Bath:	1
Floor:	0 m2
Plot Size:	584 m2



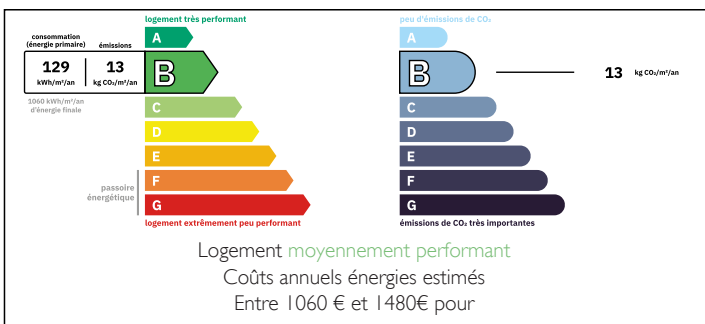
## IN BRIEF

Nestled in the heart of Provence and just a short stroll from a charming and highly sought-after Provençal village, this delightful single-level traditional home offers comfort, character, and convenience in equal measure.

Set on a beautifully maintained, fully fenced level garden, the property provides a safe and private environment—perfect for children, pets, or simply enjoying the peaceful surroundings. The flat grounds are ideal for outdoor dining, gardening, or even adding a pool (subject to permissions).

Inside, the house features three well-proportioned bedrooms, making it ideal as a family home, holiday retreat, or rental investment. The traditional

## 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.

Located within walking distance of a vibrant Provençal village with its local markets.



## DESCRIPTION

Nestled in a peaceful setting and just a short walk from a highly sought-after Provençal village, this charming single-level traditional home offers authenticity, comfort, and an exceptional quality of life.

Set on a beautifully maintained, fully fenced level plot, the property enjoys a flat garden that is both practical and inviting. Easy to maintain, the outdoor space is ideal for making the most of the Mediterranean climate. There is ample room for children to play, pets to roam safely, or for creating a vegetable garden, relaxation area, or outdoor dining terrace. The flat configuration of the land is a real advantage and would also allow for the installation of a swimming pool, subject to the necessary permissions.

## LOCAL TAXES

Taxe habitation: EUR

## NOTES

The house is thoughtfully laid out entirely on one level, ensuring ease of living and accessibility. It features three bright and well-proportioned bedrooms, perfectly suited for family living, welcoming guests, or use as a holiday retreat. The living areas offer a warm and inviting atmosphere, reflecting the timeless charm of traditional Provençal architecture. The layout is both functional and balanced, allowing immediate enjoyment while still offering potential for personalisation to suit individual tastes.

Natural light flows generously throughout the home, and the interior spaces connect harmoniously with the garden, creating a pleasant sense of continuity between indoor and outdoor living.