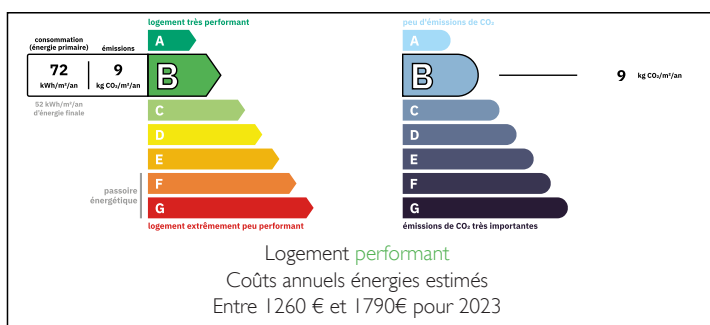


St Antonin du Var – Single-storey villa – s. pool – 4 bedrooms – 165 m + 250 m basement – 1,891 m of land



## ENERGY - DPE



## INFORMATION

Town:	Saint-Antonin-du-Var
Department:	Var
Bed:	4
Bath:	2
Floor:	164 m <sup>2</sup>
Plot Size:	1891 m <sup>2</sup>

## IN BRIEF

5 rooms – 4 bedrooms – 165 m<sup>2</sup> living space – 256 m<sup>2</sup> basement

Nestled in a true haven of peace in the heart of the village of Saint-Antonin-du-Var, this charming property offers 165 m<sup>2</sup> of living space, complemented by approximately 250 m<sup>2</sup> of basement area, all set on a 1,890 m<sup>2</sup> plot. It provides a privileged lifestyle combining nature, authenticity, and Provençal charm.

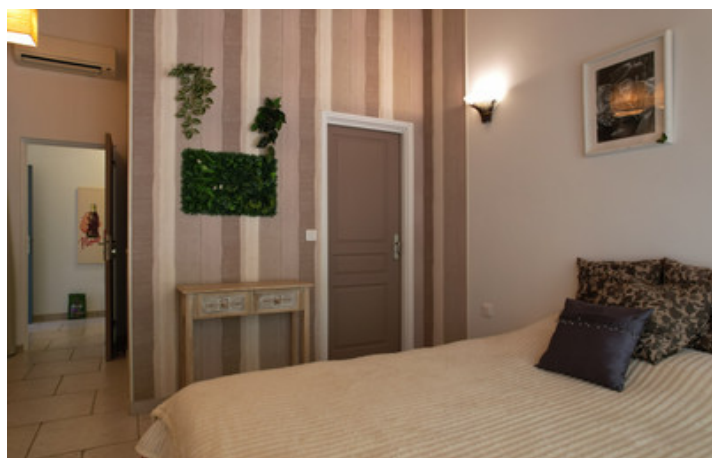
The house comprises four bedrooms, including a master suite with an en-suite shower room, a bright living room with dining area, a second shower room, and separate WC.

The property also benefits from several additional features, including beautiful terraces, a garage, and a swimming pool—perfect for enjoying the outdoor lifestyle and Mediterranean climate.

Ideally located in the picturesque village of Saint-Antonin-du-Var, in the heart of Provence, the

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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

In a peaceful setting, this elegant single-storey detached villa stands out for its generous volumes, brightness, and modern comfort.

It comprises a beautiful living area with lounge, dining room, and a fully equipped open-plan kitchen, extended by a pleasant mezzanine of approximately 30 m<sup>2</sup>. The night area offers a master suite with shower room and dressing room, as well as two additional bedrooms, a study, and a second shower room.

The property also benefits from an exceptional basement of approximately 250 m<sup>2</sup>, offering rare potential for conversion (gym, private cinema, workshop, or games room).

Layout:

Ground floor:

Entrance with storage: 11.70 m<sup>2</sup>

WC: 1.48 m<sup>2</sup>

Shower room: 5.40 m<sup>2</sup>

Bedroom 1: 12.30 m<sup>2</sup>

Bedroom 2: 14.26 m<sup>2</sup>

Study: 14.29 m<sup>2</sup>

Living / dining room: 37.93 m<sup>2</sup>

Kitchen: 10.85 m<sup>2</sup>

Utility room: 6.04 m<sup>2</sup>

Staircase to basement: 0.96 m<sup>2</sup>

Bedroom 3: 16.55 m<sup>2</sup>

Shower room + WC: 4.12 m<sup>2</sup>

Mezzanine: 28.28 m<sup>2</sup>

Basement:

Room 1: 87.43 m<sup>2</sup>

Room 2: 73.00 m<sup>2</sup>

Room 3: 11.77 m<sup>2</sup>

Boiler room: 22.65 m<sup>2</sup>

Room 4: 31.86 m<sup>2</sup>

Room 5: 29.70 m<sup>2</sup>

## LOCAL TAXES

Taxe foncière: 1450 EUR

Taxe habitation: EUR

## NOTES