

## Elegant Provençal Villa with Renovated Pool, Independent Studio & Private Mediterranean Grounds



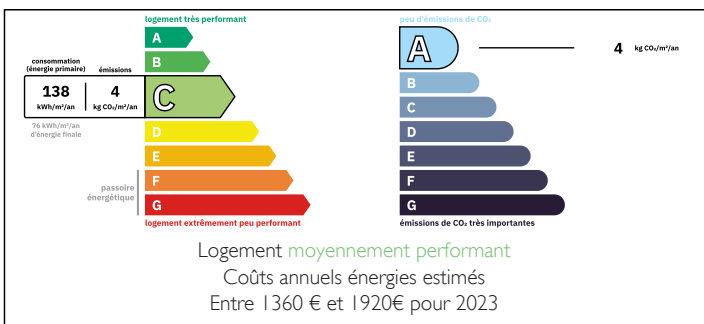
## INFORMATION

Town:	Les Arcs
Department:	Var
Bed:	3
Bath:	2
Floor:	150 m <sup>2</sup>
Plot Size:	5173 m <sup>2</sup>

## IN BRIEF

Elegant Provençal Villa with Renovated Pool, Independent Studio & Private Mediterranean Grounds, within an hour of the Mediterranean and the French Riviera.

## 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

Nestled within a peaceful and highly sought-after residential setting in Les Arcs-sur-Argens, this beautifully presented single-storey villa offers an exceptional blend of Provençal charm, modern comfort and Mediterranean lifestyle living.

Constructed in 2002 and set within over 5,100 m<sup>2</sup> of landscaped grounds, the property extends to approximately 150 m<sup>2</sup> of light-filled living space designed to maximise privacy, comfort and seamless indoor-outdoor living.

At the heart of the home is an impressive 50 m<sup>2</sup> reception and living area featuring a fireplace insert and three large sliding bay doors opening directly onto expansive terraces and the pool area. The interiors are warm, elegant and filled with natural light throughout.

The accommodation includes a fully equipped kitchen with pantry, three spacious bedrooms with dressing areas, including a generous master suite, together with an additional bathroom and two WCs.

Outside, the property truly comes into its own. A stunning free-form Diffazur swimming pool (11m x 4m), fully renovated in May 2025, sits within mature Mediterranean gardens featuring traditional dry-stone terraces, shaded relaxation areas and exceptional privacy.

An independent 28 m<sup>2</sup> studio offers excellent flexibility for guest accommodation, remote working, extended family stays or seasonal rental income potential.

Additional features include:

- Full 110 m<sup>2</sup> basement
- Double garage with direct internal access
- Wine cellar, laundry room and extensive storage
- Reversible air conditioning throughout

## NOTES