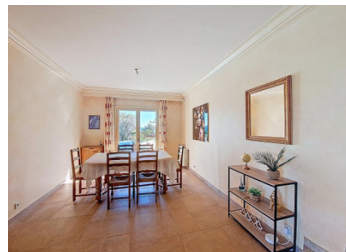


Contemporary Provençal Bastide with Luxury Pool House & Independent Accommodation with Solar Energy Autonomy



INFORMATION

Town:	Trans-en-Provence
Department:	Var
Bed:	4
Bath:	4
Floor:	264 m ²
Plot Size:	2300 m ²

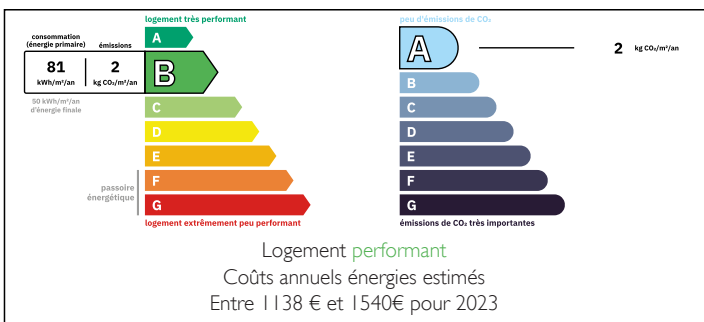


IN BRIEF

Exceptional Energy-Independent Provençal Bastide with Infinity Pool, Guest Apartment & Panoramic Views

Set within the highly sought-after Ancien Lavoir district of Trans-en-Provence, this exceptional Provençal bastide offers approximately 264 m² of beautifully renovated living space on a private landscaped plot of approximately 2,300 m². Combining high-end finishes, impressive entertaining spaces and exceptional energy efficiency, the property presents a rare opportunity to acquire a substantial family home in one of the most desirable areas of the Var.

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

Accessed through elegant electric gates, the property immediately impresses with its sense of privacy, generous proportions and immaculate presentation throughout. Fully renovated to a high standard, the villa blends timeless Provençal character with modern comfort and functionality.

The main house opens into a spacious entrance hall leading to a living and reception area with insert fireplace, reversible air conditioning and direct access onto the terraces, gardens and pool area. Large openings and soft neutral finishes create a bright and welcoming atmosphere throughout the home.

The fully equipped semi-open Mobalpa kitchen has been thoughtfully designed for both family living and entertaining, connecting seamlessly with the dining areas and outdoor terraces.

A particularly impressive feature of the property is the spacious ground-floor principal suite, comprising a large bedroom opening directly onto the terrace, an extensive bespoke dressing room and a generous bathroom with bathtub, walk-in shower and WC. A utility/laundry room completes the ground floor accommodation.

Upstairs, the property offers two further bedrooms, including one with dressing room, a family bathroom, separate WC and a large mezzanine landing currently arranged as an office space. The converted attic level provides a substantial games room ideal for children, cinema space or additional leisure accommodation.

Outside, the landscaped Mediterranean gardens feature mature planting, olive trees and covered and open terraces designed to maximise the Provençal lifestyle. The magnificent mosaic infinity swimming pool enjoys elevated open views towards Mont Vinaigre and is complemented by a superb pool house complete with fireplace, bright entertaining area and...

NOTES