

## Rare 6-Bedroom Provençal Villa with Panoramic Views, Infinity Pool and Outstanding Second-Home Potential



## INFORMATION

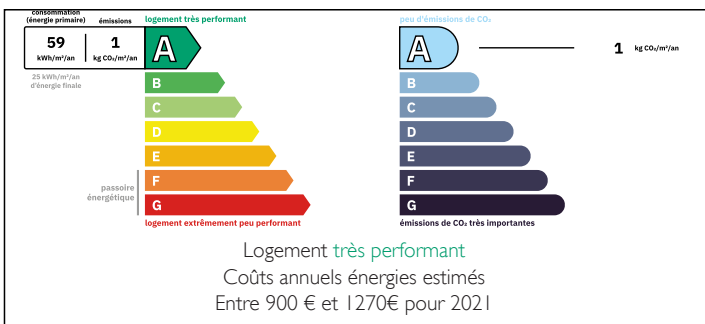
Town:	Brignoles
Department:	Var
Bed:	6
Bath:	4
Floor:	245 m <sup>2</sup>
Plot Size:	7000 m <sup>2</sup>



## IN BRIEF

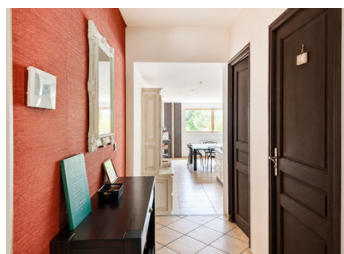
Set within approximately 7,000 m<sup>2</sup> of enclosed private grounds in the sought-after area of Camps de la Source near Brignoles, this substantial Provençal family villa offers approximately 245 m<sup>2</sup> of living space, combining generous proportions, strong structural quality and excellent long-term value potential in one of central Var's increasingly desirable residential locations.

## 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

Positioned within easy reach of the Côte d'Azur coastline while benefiting from the privacy and space of inland Provence, the property enjoys excellent accessibility to Aix-en-Provence, Saint-Tropez, Cannes and Nice. Marseille Provence Airport, Nice Côte d'Azur Airport and Toulon-Hyères Airport are all accessible within reasonable driving distance, making the property particularly attractive as either a permanent residence or international second home. Brignoles also benefits from strong motorway connections via the A8 autoroute, providing efficient access across Provence and the Riviera.

Designed with family living and entertaining in mind, the property centres around an impressive 80 m<sup>2</sup> cathedral-style reception room featuring exposed volume, fireplace and multiple living zones, creating a bright and welcoming atmosphere throughout. Additional lounge and cinema areas, together with a large mezzanine level ideal for games, music or office space, further enhance the versatility of the interior layout.

The spacious fully equipped kitchen and dining area enjoys direct views over the gardens and infinity swimming pool, while large openings connect seamlessly onto the terraces and outdoor entertaining spaces. A bioclimatic pergola provides an ideal setting for summer dining and large family gatherings.

The accommodation is particularly well suited to larger families or those seeking substantial guest capacity, comprising six bedrooms in total, including a ground-floor principal suite with private patio access. Four bathrooms/shower rooms and four WCs ensure practical day-to-day functionality for both permanent living and visiting guests.

Outside, the landscaped grounds offer privacy, security and space rarely found so close to local amenities, schools and...

## NOTES