

Spacious 4 bedroom house also with studio and 2669m² of gardens in lovely village of Regusse in Provence



INFORMATION

Town:	Régusse
Department:	Var
Bed:	4
Bath:	3
Floor:	140 m2
Plot Size:	2669 m2

IN BRIEF

This charming house is in an ideal location in the lovely village of Regusse in Provence.

Only a 5 minute walk in to the centre of the village with restaurants, bar, shops, weekly market, pharmacy, doctor, supermarket and primary school.

The house has grounds of 2,669m² with nice view, planted with olive trees and a chicken run! There is also the possibility to buy an extra 6,000m² approx. of land!

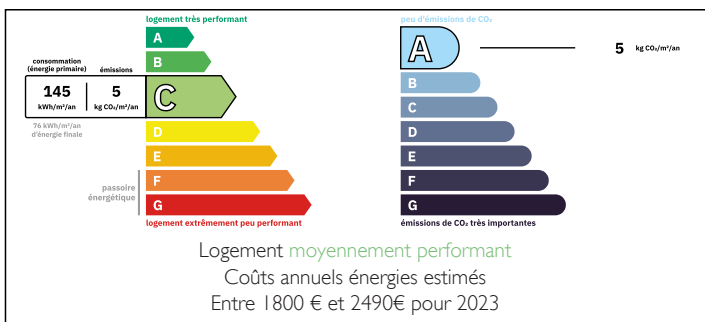
The house has on the ground floor, a spacious living room of 32m², W.C.

entrance hall, kitchen and a double bedroom with shower room with easy access.

On the first floor there are 3 double bedrooms, and bathroom.

There is also an independant studio with corner kitchen and shower room, and another separate W.C .

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

This lovely home sits in the picturesque village of Régusse in Provence, just a short 5-minute stroll from the centre with its restaurants, bar, shops, weekly market, pharmacy, doctor, and primary school. The property offers 2,669m² of gardens with olive trees and even a chicken run.

There is also the possibility to buy an extra 6,000m² approx. of land!

Inside, the ground floor has a bright 32m² living room, W.C., entrance hall, kitchen, and a double bedroom with an en-suite shower room. Upstairs, you'll find three double bedrooms and a bathroom. With separate access here's also an independent studio with a corner kitchen, shower room, and separate W.C.

Régusse is a vibrant and popular village in Provence, just a 5-minute drive from the town of Aups and 20 minutes from Lac de Sainte-Croix and the Gorges du Verdon, perfect for enjoying water sports.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

NOTES