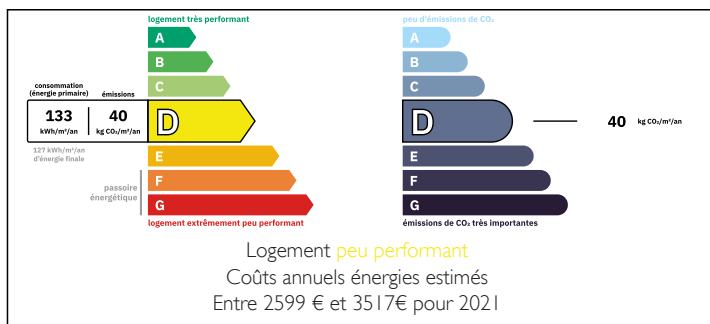


Elegant Country Villa of 176 m2 Between Provence and the French Riviera



ENERGY - DPE



INFORMATION

Town:	Le Cannet-des-Maures
Department:	Var
Bed:	4
Bath:	3
Floor:	176 m2
Plot Size:	2724 m2

IN BRIEF

Co-Exclusive – Charming 176 m² Provençal Villa set within 2,724 m² of Landscaped Grounds in Le Cannet-des-Maures

Bathed in natural light and beautifully connected to its surroundings, this elegant Provençal villa captivates with its generous living spaces, spacious lounge featuring a fireplace and exposed beams, welcoming open-plan kitchen, and four bedrooms, including a delightful principal suite with a private balcony.

On the garden level, a 141 m² space offers exceptional potential for the creation of an extension of the existing living area.

Set within 2,724 m² of landscaped grounds planted with olive trees, oak trees, and fig trees, the property enjoys a superb swimming pool and a peaceful setting, perfect for relaxation and enjoying the

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.



LOCAL TAXES

Taxe foncière: 2881 EUR

NOTES

DESCRIPTION

Co-Exclusive – Charming Provençal Villa with Village and Countryside Views

Nestled within a beautiful Mediterranean garden, this elegant Provençal villa seamlessly combines authentic character with modern comfort. Set in a peaceful, private environment with no overlooking neighbours, it enjoys stunning views over the historic village of Le Vieux Cannet, the surrounding vineyards, and the rolling hills beyond.

From the moment you enter, a spacious entrance hall leads into a light-filled living room with generous proportions, enhanced by high ceilings, exposed beams, and a charming fireplace that forms the heart of the home. Large French doors open onto a terrace with a barbecue area, creating the perfect setting for al fresco dining and entertaining.

The adjoining dining room and open-plan kitchen also benefit from beautiful countryside views, creating a bright and welcoming living space.

This level offers three bedrooms, including one currently used as a dressing room, one with its own en-suite shower room, and a third with direct access to the terrace. A stylish family bathroom with double vanity, a guest WC, and a large utility room complete this floor.

Upstairs, a mezzanine provides a peaceful space for a home office or reading area. The spacious principal suite offers privacy and comfort, featuring an en-suite bathroom with double vanity and a private balcony overlooking the surrounding landscape.

On the garden level, an impressive 141 m² space offers exceptional potential. Designed to accommodate large bay windows opening onto a future veranda, it could easily be transformed into an independent apartment, guest...