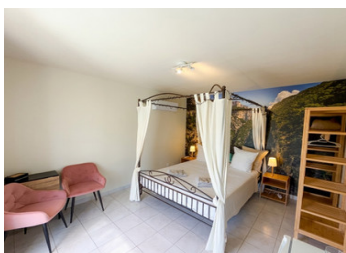


Fabulous property in Provence with 6 bedrooms including separate apartment, swimming pool and gardens



INFORMATION

Town:	Régusse
Department:	Var
Bed:	6
Bath:	5
Floor:	200 m ²
Plot Size:	3700 m ²

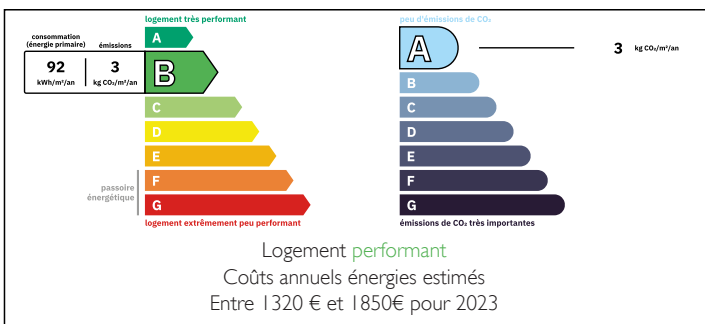


IN BRIEF

Gorgeous property in Provence within a few minutes walk of the lively village of Regusse with weekly market, supermarket, pharmacy and restaurants. The house has a total of 6 bedrooms including separate 2 bedroom apartment. Swimming pool, gardens of 3,700m². In a quiet location with lovely views.

An ideal location approx 15 minutes from the Gorges du Verdon, 10 minutes from the larger village of Aups.

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 fabulous property is ideal for a large family or for bed and breakfast or renting out part of the property. Located within easy walking distance of the lovely village of Regusse, 10 minutes to Aups and approx 15 minutes to lavender fields and the famous Gorges du Verdon for water sports.

25 minutes from Cotignac and 1 hour from Aix en Provence,

In the heart of the Verdon Natural Park, located in Regusse, a pretty village of character and all amenities,

In a privileged countryside setting, without being isolated, lovely house located on a beautiful flat plot more than 3 700 sqm planted with Mediterranean trees. Nice pool (8 x 4 m). Upstairs, a comfortable apartment : living room with wood stove, open furnished kitchen, light veranda with a nice view on the garden and the pool, 2 bedrooms, shower room, toilet.

On the ground floor : 4 comfortable bedrooms, each with terrace, private shower room and toilet. A living room with a kitchen, shaded terrace. Big parking, possibility of garage. Quiet, privacy, south exposition, the house is light and pleasant to live in. In perfect condition, Ideal for B & B activity, excellent seasonal rental income possible. It will be a perfect place for holidays or in permanent residence.

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

NOTES