

Lovely 5 bedroom house with garage, garden and swimming pool in Le Val, a lovely village in Provence



INFORMATION

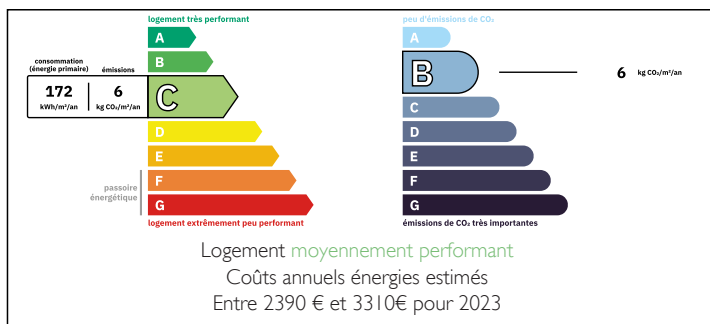
Town:	Le Val
Department:	Var
Bed:	5
Bath:	4
Floor:	151 m2
Plot Size:	490 m2



IN BRIEF

Delightful Provençal home, ideally located 5 minutes from Brignoles and 15 minutes from Cotignac. Close to Le Val, full of character and all local amenities. Set on an enclosed 490 m² garden with lovely swimming pool. Offering a comfortable layout and privacy and not overlooked. On the ground floor, an entrance hall opens onto a beautiful living area comprising a lounge and dining room—complete with a fireplace and insert stove—and a south-facing terrace, perfect for enjoying the lovely Provençal weather. A modern, fully equipped kitchen both functional and welcoming completes this living space. Also a pantry/laundry room, a bedroom, a shower room, and a toilet. Upstairs, a landing leads to a master suite with a private shower room, three additional bedrooms (one featuring terrace), a bathroom, and a toilet. The property also includes a garage with workshop space...

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.



NOTES

DESCRIPTION

In the heart of the "Provence Verte" region, discover this delightful Provençal home, ideally located just 5 minutes from Brignoles and 15 minutes from Cotignac. Nestled in a sought-after residential area—close to a charming village full of character and all local amenities—this property stands out for its peaceful setting, abundant natural light, and spacious interiors. Set on an enclosed 490 m² plot planted with Mediterranean trees and featuring a lovely swimming pool, the house enjoys a prime south-facing aspect and a lush, unspoiled environment. Offering a comfortable layout and complete privacy (with no overlooking neighbors), it is perfectly suited for family life, whether as a primary residence or a holiday home. On the ground floor, an entrance hall opens onto a beautiful living area comprising a lounge and dining room—complete with a fireplace and insert stove—and a south-facing terrace, perfect for enjoying the lovely Provençal weather. A modern, fully equipped kitchen—both functional and welcoming—completes this living space. Also on this level are a pantry/laundry room, a bedroom, a shower room, and a toilet. Upstairs, a landing leads to a master suite with a private shower room, three additional bedrooms (one featuring a pleasant conservatory-style terrace), a bathroom, and a toilet. The property also includes a garage with workshop space and a garden shed. A warm and inviting home offering an exceptional lifestyle in the heart of the Provence Verte. A wonderful opportunity for a family seeking a primary residence or a holiday home.

Information about...