

Single-storey villa 152 m2 on a 6700 m2 wooded plot close to amenities

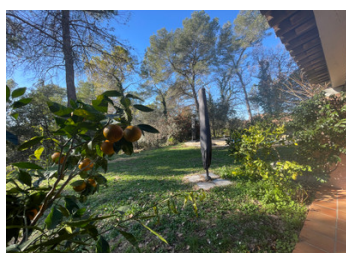
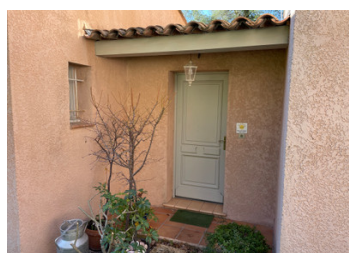
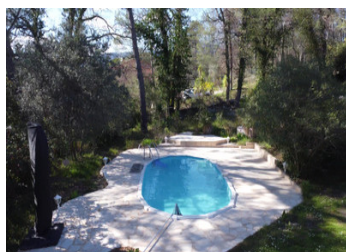


## INFORMATION

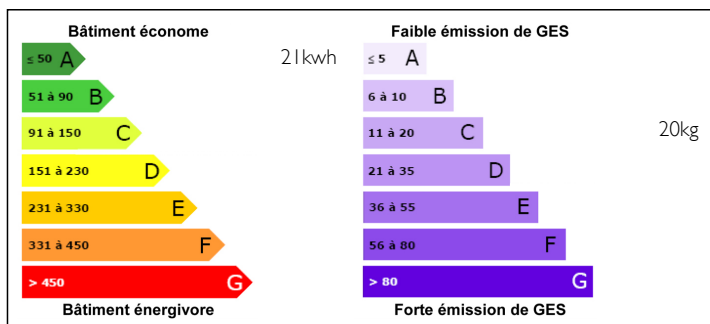
Town:	Fayence
Department:	Var
Bed:	4
Bath:	2
Floor:	152 m2
Plot Size:	6800 m2

## IN BRIEF

Single-storey character villa of approx. 152 m<sup>2</sup> set in beautiful wooded grounds. It is equipped with photovoltaic panels with an annual yield of 1700 euros and underfloor heating. It comprises : - Entrance hall, - Cathedral ceiling living room with fireplace, - Dining room opening onto a covered terrace with summer kitchen area, - Separate kitchen, - Storeroom/laundry room, - Separate toilet, - 3 bedrooms, - Bathroom with shower/bathtub/wc, - Shower room/wc, - Mezzanine (office) - Double garage, The 6700 m<sup>2</sup> grounds include an in-ground kit pool, a garden shed and a horse stall. Villa located just 5 minutes from all amenities. A must-see!



## 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

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

## LOCAL TAXES

**Taxe foncière: 2041 EUR**

## NOTES