

Pretty traditional villa with 3-4 bedrooms, swimming pool, garage, in a quiet location close to the village.

EXCLUSIVE



## INFORMATION

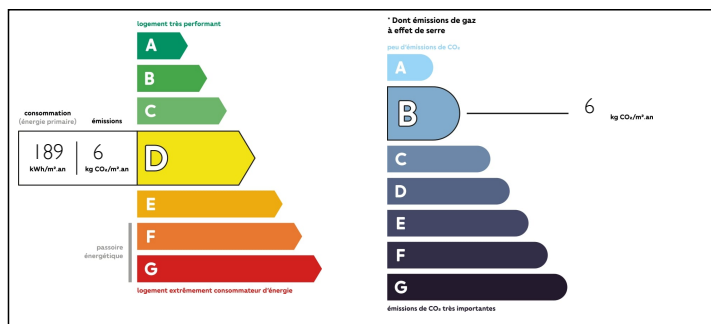
Town:	Fayence
Department:	Var
Bed:	4
Bath:	2
Floor:	138 m2
Plot Size:	760 m2

## IN BRIEF

New ! Florence TOURBIER is proud to present this lovely, traditional, single-storey villa in a peaceful setting, with the village and all shops within walking distance. This villa will seduce you with its Provencal style and its beautiful layout with spacious living areas: an entrance hall with separate toilet, a large living-dining room with high ceilings and open fireplace, a large and beautiful mezzanine that could be used as a 4th bedroom or office, a closed fitted kitchen, a closed covered terrace with reversible air conditioning and pellet stove, a hallway with cupboards leading to a bathroom with bath and shower, and 3 large and beautiful bedrooms, one with shower room and toilet. What's more, the villa has a lovely garage with wet rooms, a carport, 2 gates and a wicket door, a tiled terrace, 2 paved parking spaces, a new swimming pool, a garden shed, a wood shed and mains drainage.



## 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.



## LOCAL TAXES

**Taxe foncière: 1522 EUR**

## NOTES

## DESCRIPTION

New !

Florence TOURBIER is proud to present this lovely traditional single-storey villa in very good condition, in a quiet setting within easy reach of the village and all essential amenities such as schools, supermarkets, chemists, doctors, butchers, bakers, restaurants, bank and petrol station.

This 130m<sup>2</sup> villa will seduce you with its Provencal style and its attractive layout, with spacious living areas where you can put down your suitcases:

- an entrance hall with separate toilet,
- a large living-dining room with high ceilings and open fireplace,
- a large mezzanine that could be used as a 4th bedroom or office,
- an independent fitted kitchen,
- a hallway with cupboards,
- bathroom with bath and shower,
- 3 large bedrooms, one with en-suite shower room and toilet.

The villa also features:

- an enclosed covered terrace with reversible air conditioning and pellet stove,
- a garage with a shower room,
- a carport,
- a gate and an electric gate,
- another gate for wood delivery,
- tiled terrace,
- 2 paved parking spaces,
- a new swimming pool,
- a garden shed,
- a wood shed,
- mains drainage.

Nice south-facing exposure! Ideal for a large family, second home or young retirees.

No work required! Turnkey!

-----

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