

Charming, spacious 177 m villa with planted garden, swimming pool, garage and studio.

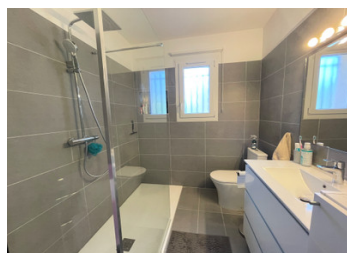


INFORMATION

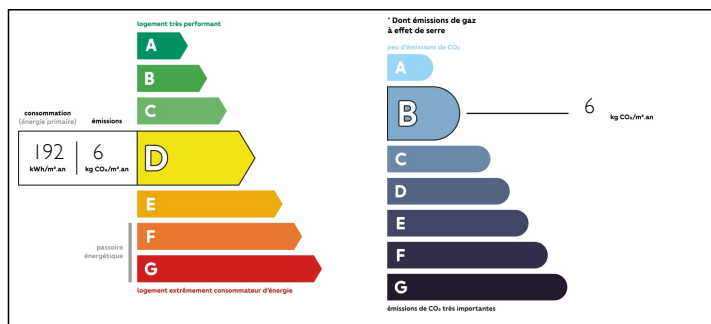
Town:	Fayence
Department:	Var
Bed:	4
Bath:	3
Floor:	177 m2
Plot Size:	3320 m2

IN BRIEF

New-Florence TOURBIER is delighted to present this spacious, tastefully renovated villa set in a large plot with wide terraces planted with fruit trees and Mediterranean plants. The villa features a welcoming entrance hall, a bright, open-plan 40 m² living/dining room with high, beamed ceilings, heated by a wood-burning stove, a modern, fully-equipped kitchen with a practical central island, and 2 master bedrooms with en-suite shower rooms on the ground floor. There is also a master bedroom with en suite shower room and wc on the 1st floor. The villa also has an additional room that could be used as an independent studio, a large independent garage, 2 gated entrances, 4 carports, a roof terrace with barbecue, a covered terrace, a stone-fitted summer kitchen and a magnificent swimming pool with chalet serving as a refreshment area. No work required! Turnkey!

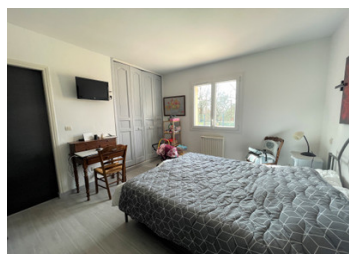


ENERGY - DPE



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

New-Florence TOURBIER is pleased to present:

in an ideal setting in Fayence, a commune in the Var department in the Provence-Alpes-Côte d'Azur region of France,

this spacious, tastefully renovated 177 m² villa set in a large 3326 m² plot with wide terraces planted with fruit trees and Mediterranean plants.

The villa features a welcoming entrance hall, a bright, open-plan 40m² living/dining room with high, beamed ceilings, heated by a wood-burning stove, a modern, fully-equipped kitchen with a practical central island, and 2 master bedrooms with en-suite shower rooms. The 1st floor also features a master bedroom with en suite shower room and wc.

One of the many advantages of this villa is the possibility of creating a studio adjoining the house with its own entrance, or another master bedroom with its own bathroom, or a utility room with plenty of cupboard space.

A detached garage, 2 gated entrances, 4 carports, a roof terrace with barbecue, a covered terrace, a stone-fitted summer kitchen and a magnificent swimming pool with chalet serving as a refreshment room complete this vast property.

Fayence is strategically located, offering easy access to many of the region's towns and destinations via the A8 motorway: Draguignan is around 40 kilometres to the west of Fayence, Cannes 40 kilometres to the south-east, Nice 60 kilometres to the east, and Aix-en-Provence and Marseille are around 130 kilometres to the west.

This villa is an ideal place to live, whether for a family, as a second home or for young..

LOCAL TAXES

Taxe foncière: 2709 EUR

NOTES