

Villa in Le Plan de la Tour 9 rooms 186m2 with sea view and potential to construct a swimming pool



INFORMATION

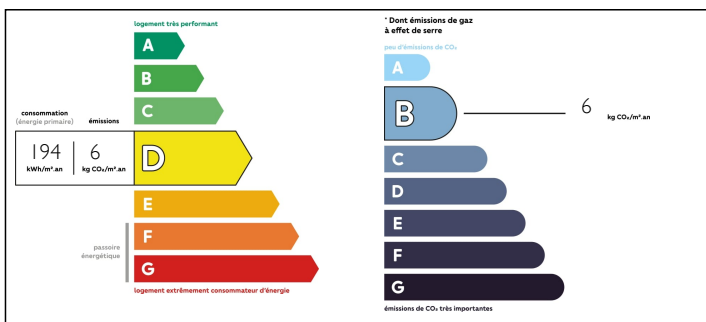
Town:	Le Plan-de-la-Tour
Department:	Var
Bed:	5
Bath:	4
Floor:	186 m2
Plot Size:	1706 m2

IN BRIEF

In a tranquil enclave nestled within the heart of the Gulf of Saint-Tropez, this property serves as a sanctuary amidst nature, blending authenticity with a contemporary flair within its harmonious 186 m², 9-room villa. Boasting 2 expansive terraces, set upon a 1706 m² plot, with sea view and a potential to construct a swimming pool, this residence offers a serene lifestyle. Situated a mere 15 minutes from the Mediterranean coastline and its picturesque beaches, the village is enveloped by charming neighboring villages such as Grimaud, Sainte Maxime, La Garde Freinet and Saint-Tropez. With convenient access to the international airports of Marseille and Nice, this property offers the perfect fusion of seclusion and accessibility, providing an ideal opportunity to indulge in the lavish comforts and Mediterranean lifestyle.



ENERGY - DPE



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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

In the heart of 1706 m² of nature, a villa with 186 m² of living space takes its place. Built in the 1960s, this artists' villa comprises 2 independent levels with 4 bedrooms, 1 study, 2 shower rooms, 2 bathrooms and 4 WCs. Each level has a large living room/kitchen, opening onto a terrace with views of the sea and hills. The 2 levels can be combined into a single residence. The property is supplied by a borehole with a water reserve, ensuring water autonomy, and is equipped with an automatic gate.

Details

Living area: 186 m² (1,615 sq ft)

Rooms: 9

Land: 1706 m²

Heating: Insert, wood stove and new electric convectors

Sewage treatment: individual sanitation and needs to be brought up to standard

LOCAL TAXES

Taxe foncière: 2200 EUR

NOTES

Ground floor

- Kitchen 10.77
- Living room 24.19
- Hallway 2.13
- SDE/WC 2.24
- Bedroom 2 12.23
- Bedroom 3 15.83
- BATHROOM/WC 5.32
- Attic
- Back kitchen 3.88

Garden level

- Entrance hall 2.31
- SDE/WC 3.17
- Kitchen 27.53
- Utility room 6.67
- Double living room 43.7
- BATHROOM/WC 5.57
- Study 9.12
- Bedroom 1 18.04
- Entrance/Veranda 5.15

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