

A stunning 3 bedroom villa with pool, within walking distance of Seillans. Not to be missed!



## INFORMATION

Town:	SEILLANS
Department:	Var
Bed:	3
Bath:	2
Floor:	116 m <sup>2</sup>
Plot Size:	999 m <sup>2</sup>

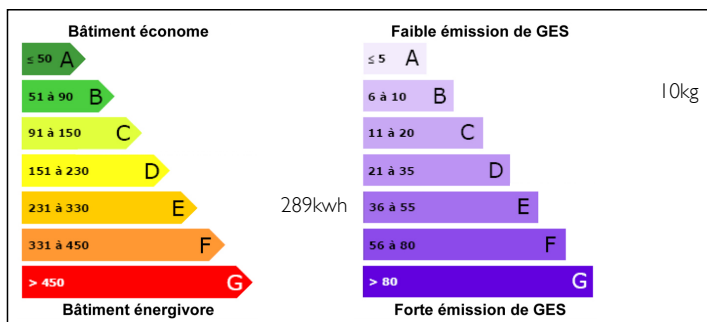


## IN BRIEF

A beautifully renovated villa with panoramic views, in a fabulous location close to the village centre. There is an open plan living room with kitchen, two bedrooms which share a family bathroom and a beautiful master suite with shower room. The property has potential for expansion, as there is a large garage / workshop and an atelier. The pretty garden is south facing and measures just under 1000m<sup>2</sup> with a swimming pool and fruit trees.



## 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

The property is situated a few minutes walk from the centre of the pretty village of Seillans.

A gated driveway leads to the property, with parking for several cars.

Upon entering the villa, there is an entrance hall with views towards the village.

The open plan living space has a fully fitted kitchen with island. There is a dining area and a sitting room with a wood burning stove. Windows over look the garden and pool area, with south facing views over the valley.

The master bedroom has a seating area, double bedroom with wardrobes, shower-room and WC. There is a little balcony over looking the garden.

Off the lounge, there are two double bedroom's, one has access to a roof terrace which benefits from the evening sun. They share a family bathroom with a bath, shower, wash hand basin and WC. There is also a large storage cupboard.

Outside, there is a covered seating area. The pretty garden is south facing and measures just under 1000m<sup>2</sup> with a swimming pool and fruit trees.

There is a large garage and a huge atelier which could be converted into an apartment.

Not to be missed!

## LOCAL TAXES

**Taxe foncière: 1614 EUR**

## NOTES