

Three bedroom, 140 m house on 1948m plot in Salernes, 5 minutes walk to the village



## INFORMATION

Town:	Salernes
Department:	Var
Bed:	3
Bath:	2
Floor:	140 m2
Plot Size:	1948 m2

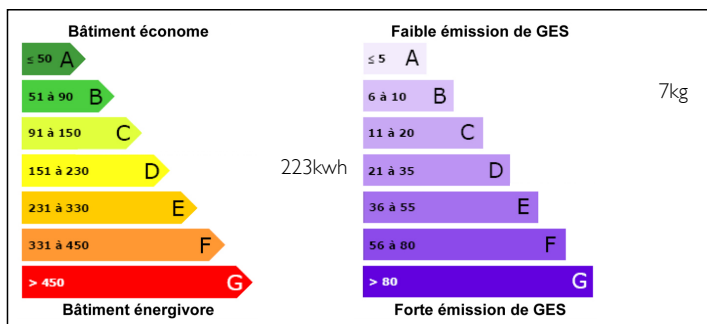


## IN BRIEF

Nice house of about 140sqm, 3 bedrooms, 2 bathrooms, large separate kitchen and shaded summer kitchen. Landscaped grounds of 1948sqm with a spring and small reservoir.



## 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

Former barn, converted into a house, then extended before 1950. 5 mins walk from the centre of Salernes village on slightly sloping land which can accommodate a swimming pool. There is a small water basin which can collect the spring water flowing at its feet. There is no noise and no direct neighbours. The small road is very, very little used, only by the residents.

It has 3 bedrooms, one of which is very large, 2 shower rooms, a large living room and a large equipped and independent kitchen opening onto an outside summer kitchen, a laundry room. The floor is air-conditioned, double glazing throughout, mains drainage.

There are no works or costs to be expected.

Details of the surfaces:

Kitchen: 21.91sqm

Living room: 42sqm

Bathroom: 4.80sqm

Laundry room: 4sqm

Bathroom floor: 5sqm

Bedroom 1: 10.37sqm

Bedroom 2: 13.55sqm

Bedroom 3: 31sqm

Upper corridor: 5.60sqm

Outside there is a small shed which is currently used as a laundry room 20m2

## LOCAL TAXES

**Taxe foncière: 800 EUR**

## NOTES