

Gorgeous house in Provence, immaculate throughout, fabulous views of the Lac de Ste Croix. Private garden

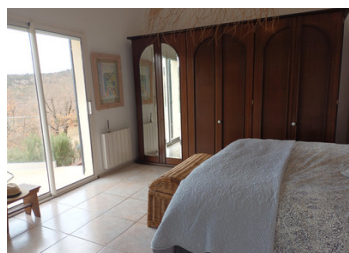


INFORMATION

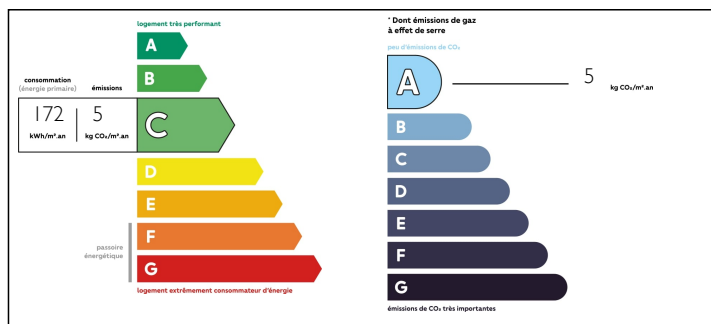
Town:	Bauduen
Department:	Var
Bed:	3
Bath:	2
Floor:	125 m2
Plot Size:	653 m2

IN BRIEF

This lovely property is immaculate throughout and in move in condition. With wonderful views over the Lac de Ste Croix in the heart of Provence, next to the gorgeous village of Bauduen. The house has 2 bedrooms and a studio created from garage at garden level, the main house also has spacious open plan living / dining / and fully equipped kitchen. Lovely terraces in private garden and with option of hot tub. Only a few minutes walk to the beach and the village.



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

This gorgeous house is beautifully presented with quality fixtures and fixings. The house comprises on the ground floor, large open plan living / dining room with fully equipped kitchen, wood burning stove and fabulous views. There is a separate W.C., shower room and master bedroom all with spectacular views. On the first floor there is a spacious double bedroom. At garden level there is a studio which has a large double bedroom with corner kitchen and dining area, separate shower room, storage room and cave.

The house is attached on one side but provides a high level of privacy. It has wonderful terraces for alfresco dining, private garden and private parking for cars. The views of The Lac de Ste Croix from the property are truly spectacular and the beach is just a few minutes walk away approx. 200m. The lovely village of Bauduen is also nearby and has a selection of restaurants and amenities.

The larger village of Aups is approx. 15 minutes drive for large supermarket etc.

NOTES

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