

Large family home and garden within walking distance of Fayence



INFORMATION

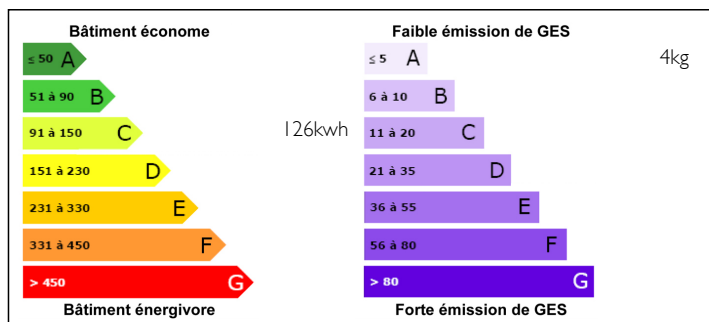
Town:	Fayence
Department:	Var
Bed:	4
Bath:	3
Floor:	234 m2
Plot Size:	3058 m2

IN BRIEF

A 4 bedroom villa with swimming pool, situated close to the village. This spacious property benefits from mains drains and reversible air-conditioning.



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

A gated driveway opens onto a parking area, with space for several cars.

Upon entering the house, the bright and spacious dining area is immediately in front, with a bathroom on the left.

The large kitchen is newly fitted, with a door leading to a terrace for outside dining. There is a large pantry, providing further storage and a wood burning fire which heats the entire space.

There is a laundry room and a large bedroom with en-suite shower room.

Upstairs, there is a large living room which has another wood burning fire, plus reversible air conditioning. Doors open onto a balcony, which looks over the garden and swimming pool.

There are three bedrooms on this floor, two which share a shower room and the third has an en-suite shower room.

There is also an office.

Outside, the garden measures just over 3000m² and there is a swimming pool, wood store and store room.

The house is a 10/15 minutes walk from the village of Fayence.

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

NOTES