

A pretty stone village house with roof terrace, in Claviers

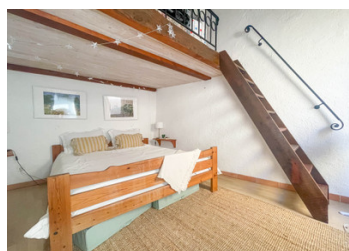


INFORMATION

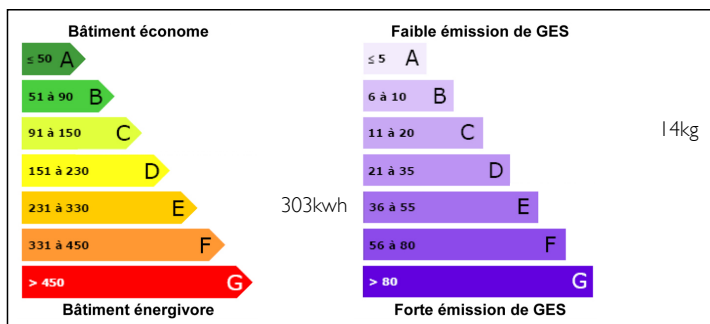
Town:	Claviers
Department:	Var
Bed:	2
Bath:	1
Floor:	60 m2
Plot Size:	18 m2

IN BRIEF

A 1-2 bedroom village house; which has a large living room, kitchen, shower room, roof terrace and cave. Situated in the heart of the pretty Provencal village of Claviers, it benefits from electric heating as well as a wood burning stove, recently replaced electrics and plumbing, and is on mains drains.



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.



LOCAL TAXES

Taxe foncière: 600 EUR

NOTES

DESCRIPTION

Upon entering the house, there is a small hallway with storage for coats and shoes. Immediately opposite is a shower room with WC and wash hand basin.

Upstairs, there is a fully fitted kitchen with room for a small table.

Continuing upwards you will find the living room, which has a wood burning stove. From here is another room which could be used as an office or guest bedroom.

Another short staircase leads to the double bedroom with a mezzanine, where there is space for a child's bed.

Opposite this bedroom, there is access to the 18m² roof terrace. This is south facing with fabulous views over the valley.

In the basement, there is a fabulous vaulted stone cave, which is dry and without humidity, making it an ideal place to store your wine!

This would make an ideal holiday home or investment, as it rents very easily and has low running costs.

The house is situated in the heart of the pretty medieval village of Claviers, which has several restaurants, a small shop, local market, bakery and school. Claviers is only 5km from Bargemon and 75 km (just over 1 hour in the car) from Nice International Airport.

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