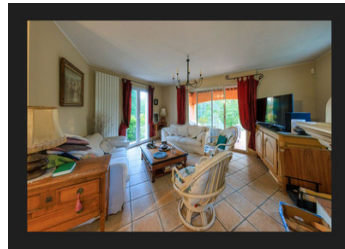
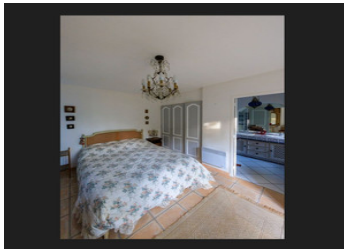
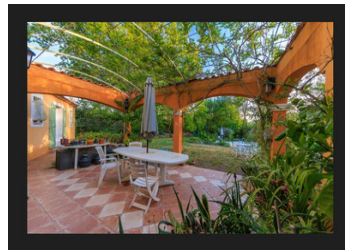
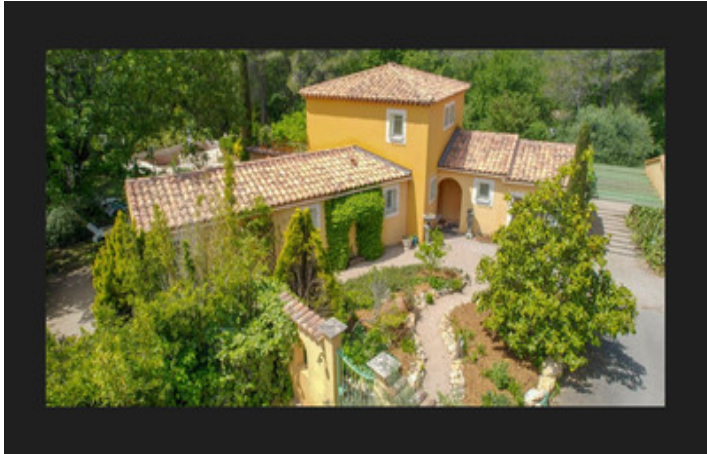


Beautiful 160m architect-designed villa with lovely grounds free-form pool garage and quiet prime location



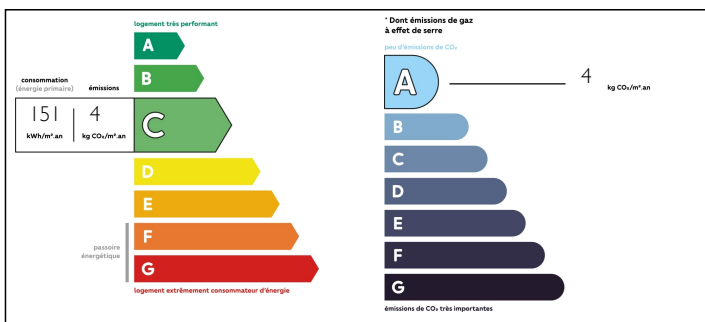
INFORMATION

Town:	Fayence
Department:	Var
Bed:	4
Bath:	3
Floor:	160 m2
Plot Size:	3300 m2

IN BRIEF

Beautiful 160 m² villa in a sought-after, peaceful location, set in magnificent 3300 m² of wooded grounds, planted with various species, not overlooked and with unobstructed views. Built on two levels, the ground floor comprises an entrance hall, a large living room with fireplace and open-plan kitchen and utility room. Large sliding bay windows open onto two beautiful terraces, one of which is covered, with views over the park and pool. On the ground floor: one bedroom with bathroom and shower, a second bedroom with shower room, separate wc, large laundry room. Upstairs, two bedrooms with fitted closets, a shower room and separate toilet. The garden boasts a beautiful 10 x 5 south-facing infinity pool with attractive surrounding decking. Plenty of indoor and outdoor parking. A 19 m² garage and a 20 m² wooden chalet complete this charming property.

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

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Plenty of indoor and outdoor parking.

A 19 m² garage and a 20 m² wooden chalet complete this charming property.

5 min from shops and schools by car, 30 min from beaches and less than an hour from Nice airport.

A rare quality property to visit quickly.

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

LOCAL TAXES

Taxe foncière: 2525 EUR

NOTES