

Charming house with garden and swimming pool in Fayence



INFORMATION

Town:	Fayence
Department:	Var
Bed:	4
Bath:	2
Floor:	200 m2
Plot Size:	4516 m2



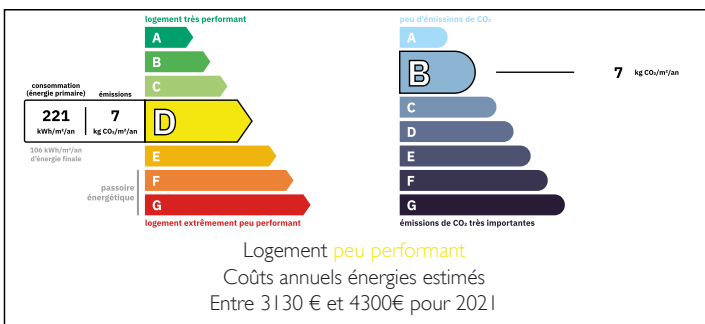
IN BRIEF

A charming property situated within walking distance of the village of Fayence. The oldest part of the house was built over 150 years ago, and was extended approximately 30 years ago.

There are 4 bedrooms, a beautiful kitchen, living room and TV room.

Outside, the land is mostly flat, with a swimming pool, summer kitchen and views over the valley.

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 sweeping driveway leads up to the property, where there is a double carport and parking for several cars.

On the ground floor there is an entrance hall. There is a bedroom with an en-suite shower room and dressing room.

On the left is a storage room and access to a loft area, which is currently used as additional storage but could be converted. There is also a small bedroom which has a sauna.

A short staircase leads down to the living room, which has doors to the terrace.

There is a TV room, which has a wood burning fire insert and also opens onto the terrace.

The charming Provencal kitchen is large, with a dining area and access to the garden.

There is also a shower room with a washing machine on this level.

Upstairs, there two bedrooms, one with access to a private terrace. These both have fitted cupboards and share a shower room.

The house benefits from some reversible air-conditioning and electric heating.

Outside, there is a lovely seating area, which has fabulous views over the valley. There is a swimming pool with summer kitchen and BBQ area. The garden of 4516 m2 is mostly flat and has a boules pitch and is planted with fruit and olive trees.

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

LOCAL TAXES

Taxe foncière: **2997 EUR**

NOTES