LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A25599CRR83 Price: 620 000 EUR

agency fees to be paid by the seller

Le Luc en Provence, Charming 5-bedroom country house with swimming pool on 12,132 m of land

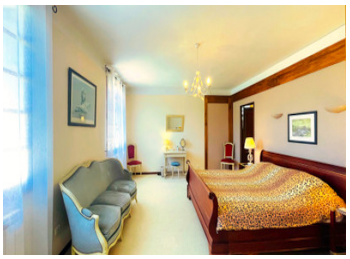


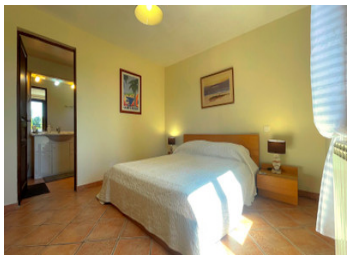












INFORMATION

Town:	Le Luc
Department:	Var
Bed:	5
Bath:	2
Floor:	238 m2
Plot Size:	12132 m2

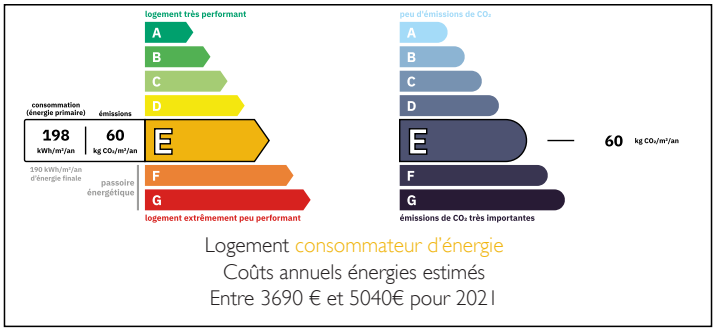
IN BRIEF

A rare find! Beautiful 238 m² bastide, former farmhouse, set in 12,132 m² of gardens, in a superb location on the edge of the village of Le Cannet des Maures and Le Luc, in Provence.

Spacious, bright and sunny property with five bedrooms and spacious living rooms. The property has an enclosed and beautifully landscaped garden of 12,132 m², a swimming pool, summer kitchen, several terraces and a garage. Ideal as a family home, country house, primary or secondary residence or for rental investment.

A natural paradise, home to this charming late 19 century bastide, the property welcomes a range of exciting experiences brimming with the pleasures and refinement of Provence's enviable art of living.

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 3690 € et 5040€ pour 2021

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.

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LOCAL TAXES

Taxe foncière:	**2124 EUR**
Taxe habitation:	**3192 EUR**

NOTES

DESCRIPTION

Charming former farmhouse dating from the late 19 century in the commune of Le Luc-en-Provence. The building has retained all the charm of that period thanks to the conservation of materials. This beautiful, sunny property comprises, on the ground floor, a spacious entrance hall, a huge, bright 60 m² living room with fireplace, a sitting room also with fireplace, fully equipped kitchen, dining area, two bedrooms, one of which is a master bedroom with shower room and WC, with built-in wardrobes, separate WC and utility room. On the first floor are three bedrooms, including a vast 29 m² master bedroom, dressing room, bathroom and separate WC. The house has reversible air conditioning.

Outside, the garden is fully fenced and gated. Numerous olive trees (which produce an interesting olive oil) and shrubs adorn the garden. The property has a swimming pool, summer kitchen, several terraces, a well and a garden shed.
There is parking for several cars, a carport and a 20 m² garage/outbuilding. The 12,132 m² of land offers numerous possibilities.

The house is located on the edge of the village, in a very quiet area, just a few minutes from the village centre of Le Cannet des Maures or Le Luc-en-Provence. These villages, nestling in the Massif des Maures, are old Provencal villages that have managed to preserve their authenticity. With a dynamic local economy and significant cultural and tourist activity, it's an ideal place to spend a holiday or to live. ...

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