

A stunning 4 bedroom villa with pool and panoramic views, within walking distance of Seillans.

EXCLUSIVE



## INFORMATION

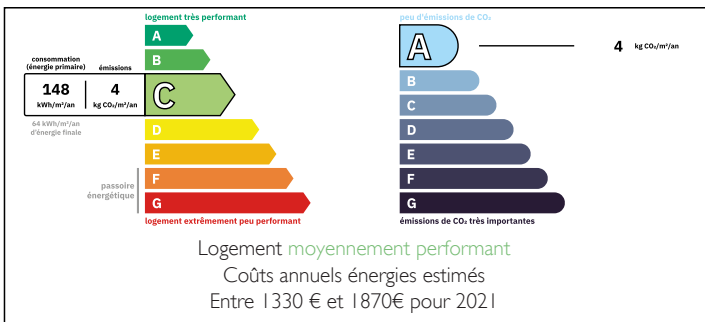
Town:	Seillans
Department:	Var
Bed:	4
Bath:	3
Floor:	148 m2
Plot Size:	999 m2

## IN BRIEF

A beautifully renovated villa with panoramic views, in a fabulous location close to the village centre. There is an open plan living room with kitchen, two bedrooms which share a family bathroom and a beautiful master suite with shower room. One the ground floor, there is an independent guest suite with shower room. There is also a laundry room, WC and large storage room. The pretty garden is south facing and measures just under 1000m2 with a swimming pool and fruit trees.



## 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:

1800 EUR

## NOTES

## DESCRIPTION

The property is situated a few minutes walk from the centre of one of the most beautiful villages in France.

A gated driveway leads to the property, with parking for several cars.

Upon entering the villa, there is an entrance hall with views towards the village.

The open plan living space has a fully fitted kitchen with island. There is a dining area and a sitting room with a wood burning stove. Windows over look the garden and pool area, with south facing views over the valley.

The master bedroom has a seating area, double bedroom with wardrobes, shower-room and WC. There is a little balcony over looking the garden.

Off the lounge, there are two double bedroom's, one has access to a roof terrace which benefits from the evening sun. They share a family bathroom with a bath, shower, wash hand basin and WC. There is also a large storage cupboard.

On the ground floor, there is a an independent suite, perfect for guests. It has a shower room and cosy seating area.

There is also a laundry room, WC which is ideally located for the swimming pool and several storage rooms.

Outside, there is a covered seating area. The pretty garden is south facing and measures just under 1000m2 with a swimming pool and fruit trees.

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Information about risks to which this property is exposed is available on the Géorisques website :