LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A29555JDH83 Price: 219 500 EUR

agency fees to be paid by the seller

True Provençal charm – 3-level apartment with terrace, the perfect pied-à-terre in Collobrières



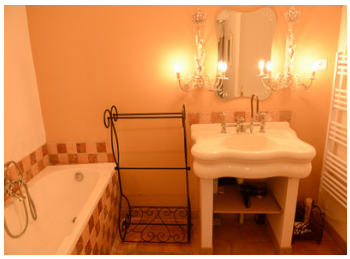












INFORMATION

Town:	Collobrières
Department:	Var
Bed:	2
Bath:	2
Floor:	65 m2
Outside Space:	10 m2

IN BRIEF

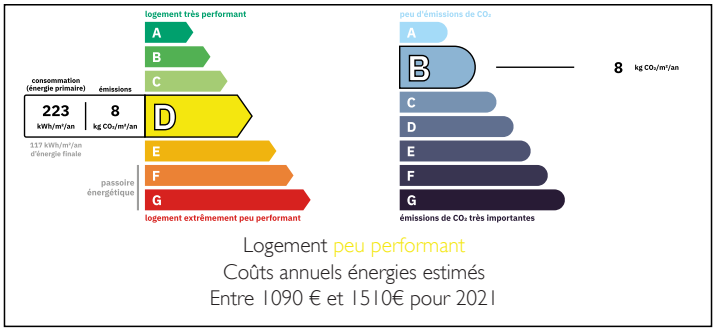
In the heart of the authentic village of Collobrières, nestled among hills and chestnut groves, this charming apartment of approximately 65 m² captivates with its character and Provençal atmosphere.

Spread over three levels, it offers two beautiful bedrooms, each with its own bathroom, ensuring comfort and privacy — ideal for hosting.

On the top floor, the bright living room with open-plan kitchen opens onto a pleasant terrace of 10m², offering open views over the village rooftops and surrounding countryside.

The apartment has been carefully renovated, respecting original materials and features, creating a warm, authentic, and move-in-ready home. No work is required, apart from optional repainting to suit your taste. Shops and restaurants are just a short

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 1090 € et 1510€ 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.

LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A29555JDH83 Price: 219 500 EUR

agency fees to be paid by the seller







LOCAL TAXES

Taxe foncière:	**743 EUR**

NOTES

DESCRIPTION

Collobrières, located in the heart of the Massif des Maures, is renowned for the natural beauty of its hills and forests, offering numerous opportunities for walks and outdoor activities.

The apartment benefits from an ideal location, situated in a quiet street while being in immediate proximity to the lively town center, with its charming alleys and warm atmosphere. This prime location provides easy access to local shops and typical restaurants.

This charming apartment spans three levels and consists of three rooms, carefully renovated with quality materials. The two bedrooms, located on the first two floors, offer generous space, and each has its own bathroom or shower room with toilets.

On the top floor, you'll find the open-plan kitchen, perfectly fitted, as well as the rooftop terrace, offering a pleasant outdoor space, ideal for relaxing or entertaining friends.

Layout:

• First floor: A large bedroom of 16 m² with a 5 m² bathroom featuring a sink, shower, and toilet.

• Second floor: A second bedroom of nearly 19 m² with a 5 m² bathroom with a sink, bathtub, and toilet.

• Third floor: A spacious, light-filled living room of 13.5 m² with an open kitchen equipped with all modern comforts. The 10 m² terrace is accessible via a French door. Some physical flexibility is needed to access it. The terrace has a masonry barbecue, allowing you to enjoy long evenings with friends or family.

Collobrières - A Hidden Gem in the Heart of Provence

Nestled in the lush hills of the Massif des Maures, Collobrières is a...