

Sales agreement -Flayosc, single-storey house 113 m , 4 bedrooms, pool-house, swimming pool on 1210 m of land



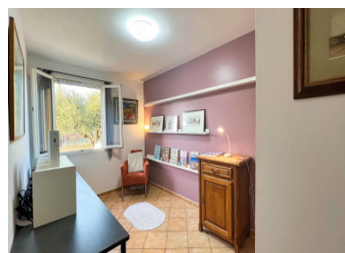
INFORMATION

Town:	Flayosc
Department:	Var
Bed:	4
Bath:	1
Floor:	113 m2
Plot Size:	1210 m2

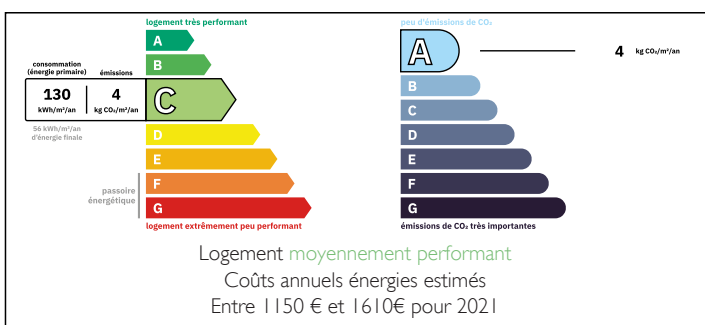
IN BRIEF

In Flayosc, this modern 113 m² house, built in 2005, is set in 1210 m² of landscaped gardens. The property offers bright living spaces with four bedrooms and a large living room. The fully enclosed garden is well laid out and features an 8 x 4 m swimming pool, several shaded terraces and a 17 m² garage.

Ideal for a family, as a country house, main or second home, or for rental investment, this house embodies the art of Provencal living.

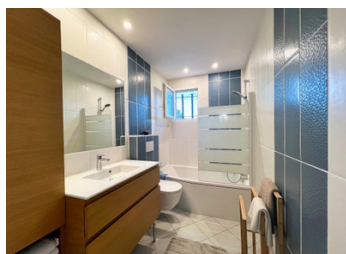
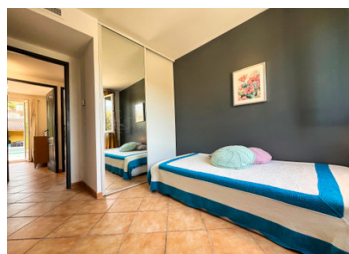


ENERGY - DPE



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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

Single-storey villa within walking distance of Flayosc village centre.

Located in a quiet, pleasant residential area of the charming village of Flayosc, this 113 m² villa, with 4 bedrooms plus a 17 m² garage, offers a peaceful living environment, ideal for a family or anyone looking for comfort and tranquillity. Set in 1210 m² of grounds with olive trees, terraces and swimming pool.

Interior layout :

Ground floor (m²)

Entrance : 4,2

WC: 2.85

Living room : 39,14

Kitchen: 10.96

Hallway: 5.55

Shower room: 2.14

BATHROOM/WC: 5

Bedroom 1: 9.09

Bedroom 2: 11.22

Bedroom 3: 11.85

Bedroom 4: 11.23

Residual surface area - Attached garage: 17.05

Exterior:

The property has several terraces, perfect for enjoying sunny days. The garden, with its Italian fountain, is largely covered in white stone with a few trees, including a fig tree, a Japanese medlar tree and an olive tree.

There is an 8x4 metre swimming pool, a pool house and a courtyard surrounded by hedges for added privacy. The property also has a standard septic tank.

Construction details:

Built in 2005. The windows are double-glazed and 3 of the 4 bedrooms have built-in wardrobes.

Features and comfort :

Split air conditioning in the bedrooms for optimum comfort.

NOTES