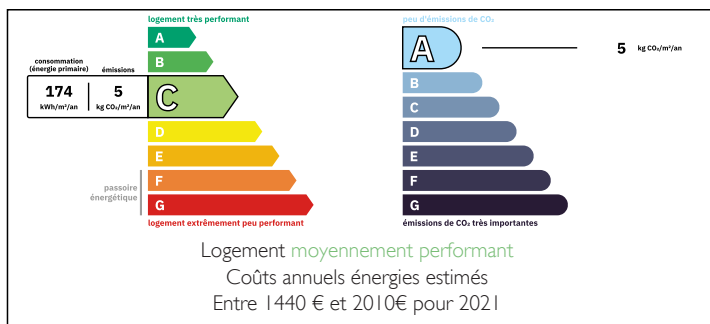


Renovated single-storey villa with pool enjoying panoramic views and a peaceful environment, close to village.



## ENERGY - DPE



## INFORMATION

|             |                  |
|-------------|------------------|
| Town:       | Bagnols-en-Forêt |
| Department: | Var              |
| Bed:        | 3                |
| Bath:       | 2                |
| Floor:      | 137 m2           |
| Plot Size:  | 3000 m2          |

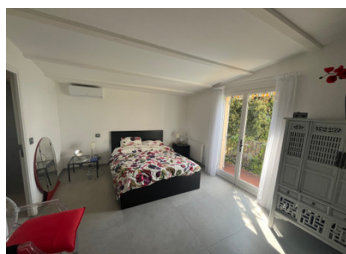
## IN BRIEF

Discover this magnificent, charming house in Bagnols-en-Forêt, a haven of peace where life is good. Nestled in one of the most sought-after areas of the village, this property was completely renovated in 2016 and offers an exceptional living environment, combining comfort, authenticity and natural beauty.

This 137 m² single-storey villa has a bright, functional layout: a spacious living room opening onto a modern kitchen, a mezzanine with office potential, three comfortable bedrooms, one of which has an en suite shower room, and an additional shower room for the other bedrooms. A storeroom with cellar completes this practical, user-friendly property. The villa also has a covered terrace, parking for 6 cars, automatic sprinklers, a covered terrace with summer kitchen facilities and plenty of storage space. Contact me to arrange a viewing and discover the full potential of this beautiful renovated house in...

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

Discover this stunning charming house located in Bagnols-en-Forêt, a true haven of peace and a wonderful place to live. Nestled in one of the most sought-after areas of the village, this property, fully renovated in 2016, offers an exceptional living environment that combines comfort, authenticity, and natural beauty.

Imagine enjoying a panoramic view of the sea from your terrace, in a peaceful and protected setting. The restanque terraced land of nearly 3,000 m<sup>2</sup>, planted with olive trees and Mediterranean species, immerses you in absolute tranquility. Despite its serenity, the property is only five minutes from the Terre Blanche golf course and about twenty minutes from the sunny beaches of the French Riviera.

This single-story villa of 137 m<sup>2</sup> features a functional and bright layout: a spacious living room open to a modern kitchen, a mezzanine above the living-room, office desk possible, three comfortable bedrooms—including one with an en-suite bathroom—and an additional bathroom for the other bedrooms. A utility room with a cellar completes this practical and welcoming home.

Bagnols-en-Forêt is much more than just a place to live; it's a vibrant community offering all the amenities of the village, numerous sports, cultural, and artistic associations, as well as easy access to nature and outdoor activities. Whether you're a golf enthusiast, a hiker, or someone who enjoys relaxing on the beach, this region will undoubtedly captivate you.

Experience an idyllic lifestyle where every day is filled with happiness, serenity, and the sweet art of living. Don't miss this unique...

## LOCAL TAXES

**Taxe foncière: 2002 EUR**

## NOTES