LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A39605JD83 Price: 466 400 EUR

agency fees to be paid by the seller

Charming country property close to amenities ideal location







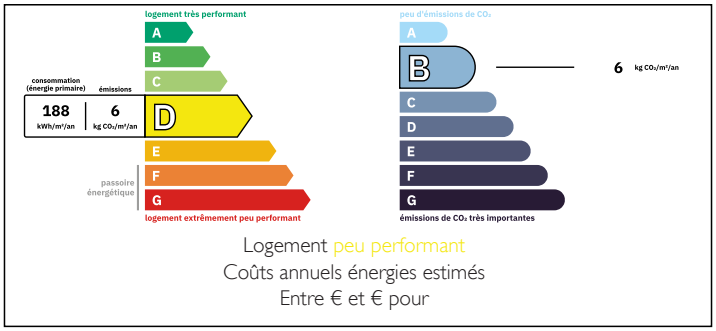








ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre € et € pour

INFORMATION

Town:	Carcès
Department:	Var
Bed:	3
Bath:	1
Floor:	113 m2
Plot Size:	2000 m2

IN BRIEF

Just 10 minutes from Cotignac, in the heart of Provence Verte, this charming single-storey Provençal home is located close to a picturesque village full of character with a wide range of local shops.

Set on a beautiful 2,000 m² terraced plot planted with Mediterranean trees and shrubs, the property enjoys complete privacy, a peaceful setting, and ideal sun exposure. The grounds offer the perfect space to build a swimming pool, making it an excellent retreat for enjoying the Provençal lifestyle.

The bright and welcoming interior features an entrance hall, a spacious living/dining room with a fireplace opening onto a large shaded terrace facing southwest, and a fully equipped open-plan kitchen. The sleeping area includes three comfortable bedrooms, two with built-in storage, as well as a bathroom and a separate WC. A large attic provides generous storage space.

Outside, you'll find a...

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.

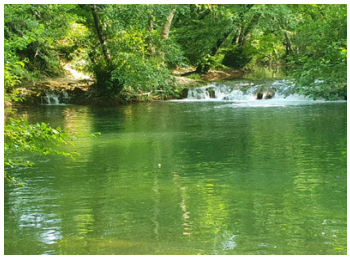
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DESCRIPTION

null

Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr

NOTES

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