

Contemporary villa with 3 rooms, a landscaped garden and refined features ready to move in.



INFORMATION

Town:	Bagnols-en-Forêt
Department:	Var
Bed:	3
Bath:	2
Floor:	114 m ²
Plot Size:	958 m ²

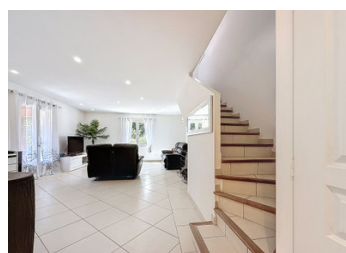
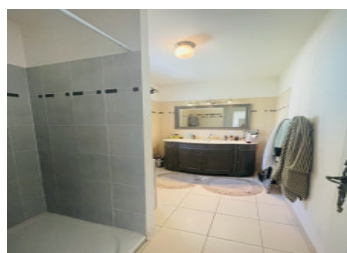
IN BRIEF

Set in a privileged natural environment, in a peaceful location yet only a few minutes from local amenities, this detached house built in 2012 offers a pleasant living environment that combines modern comfort with tranquility.

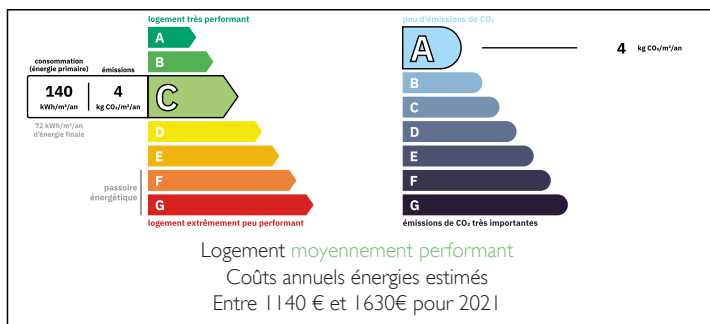
Situated on a 958 m² plot, it offers 114 m² of living space spread over two levels. The property includes a closed garage, several private parking spaces, and a landscaped garden ideal for outdoor enjoyment.

The house is equipped with reversible air conditioning and a wood-burning stove, ensuring optimal comfort in both summer and winter.

Inside, the entrance with built-in storage leads to a bright and spacious living room opening onto the garden, complemented by a fully fitted and functional kitchen. Upstairs, the night area features three comfortable bedrooms, two bathrooms, and



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.



DESCRIPTION

Nestled in the picturesque village of Bagnols-en-Forêt, this elegant property offers a unique lifestyle combining modern comfort, tranquility, and the charm of the Provençal countryside. Ideally located, it enjoys a peaceful setting surrounded by nature, while remaining close to local amenities and only a short drive from the Côte d'Azur.

Built in 2012 on a 958 m² landscaped plot, the villa extends over 114 m² of living space and impresses with its contemporary lines, well-designed layout, and serene atmosphere. The lush garden invites you to enjoy outdoor living throughout the seasons, while the property also offers a private garage and ample parking space, a valuable asset in the region.

The ground floor features a welcoming entrance hall with built-in storage, leading to a bright and spacious living room with large openings onto the terrace and garden. The fully fitted kitchen combines functionality with modern design, perfect for both everyday living and entertaining.

Upstairs, the night area comprises three comfortable bedrooms, including a refined master suite. Two contemporary bathrooms and separate toilets ensure privacy and convenience for family and guests alike.

For year-round comfort, the villa is equipped with reversible air conditioning and a stylish wood-burning stove, creating a warm and inviting ambiance.

This property is in immaculate condition and requires no renovation, making it ideal as a primary residence or a luxury holiday home. Its privileged location, quality finishes, and harmonious living environment make it a rare opportunity on the market.

Information about risks to which this property is

LOCAL TAXES

Taxe foncière: 1285 EUR

NOTES