LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A41317JTO83 Price: 650 000 EUR

agency fees to be paid by the seller

Charming farmhouse with beautiful views, situated a short walk from the centre of Seillans.







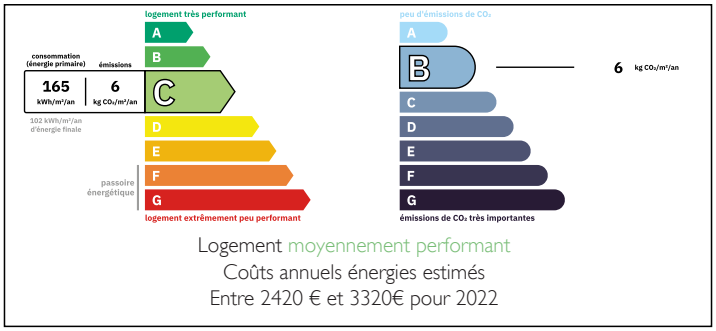








ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 2420 € et 3320€ pour 2022

INFORMATION

Town:	Seillans
Department:	Var
Bed:	3
Bath:	2
Floor:	182 m2
Plot Size:	6760 m2

IN BRIEF

Set on a 6,760 m² hillside plot with sweeping views, this charming 182 m² farmhouse is just a few minutes' walk from the beautiful village of Seillans—a renowned Provençal hilltop village celebrated for its medieval lanes and artisan shops.

The home offers a warm living atmosphere with a lounge and fireplace opening onto a terrace, a study, a living/dining room with wood-burning stove, and a bright kitchen leading to a canopy. Upstairs, there are three bedrooms—including one with an en-suite bathroom—and additional flexible spaces. The garden level includes a cellar and storeroom, and the property also benefits from an independent two-room apartment to renovate.

Ideally located, the property is under 1 hour 15 minutes from Nice International Airport, around 45–50 minutes from the Mediterranean beaches, and only minutes on foot from the heart of Seillans,

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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LOCAL TAXES

Taxe foncière:	**2577 EUR**

NOTES

DESCRIPTION

Nestled on a generous 6,760 m² hillside plot, this character-filled 182 m² farmhouse offers a rare blend of privacy, charm, and sweeping panoramic views—all just moments from the village.

The ground floor welcomes you with an inviting entrance hall leading to a practical laundry room with guest WC, a warm, light-filled lounge featuring a fireplace and direct access to a sun-drenched terrace. A quiet study provides the ideal space for remote work or reading. The spacious living/dining room, enhanced by a wood-burning stove, flows seamlessly into a bright kitchen that opens onto a charming covered terrasse, perfect for enjoying meals with a view.

Upstairs, the sleeping quarters include a comfortable bedroom with its own bathroom and shower, an additional bedroom, a separate shower room, and a third bedroom accompanied by an adjoining room with a washbasin—ideal as a dressing room, nursery, or flexible space to suit your needs.

On the garden level, you will find a cellar and storeroom, offering excellent storage and preservation potential.

Completing the property is an independent two-room apartment with a shower room, ready for renovation—perfect for guest accommodation, a rental opportunity, or a private studio.

This enchanting farmhouse is brimming with potential and awaits its next owner to bring out its full charm in an exceptional natural setting.

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