LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A44011GWI83 Price: 795 000 EUR

agency fees to be paid by the seller

Fabulous 5 bedroom property in Provence with beautiful views, swimming pool, garage and 11,400m of grounds















INFORMATION

Town:	Pignans
Department:	Var
Bed:	5
Bath:	2
Floor:	211 m2
Plot Size:	11464 m2

IN BRIEF

Property in Provence with fabulous views. 30 minutes from Toulon, Hyères, and the beaches of the Med coast, in a protected environment, this property is located in Pignans, a charming Provençal village. Dominating the landscape, in absolute tranquility and complete privacy. Provençal house with over 11,400 m² of grounds. Facing south, the property benefits from spectacular views of the village and surrounding hills. On the ground floor : an entrance hall leads to a spacious living area comprising a living room and a dining room with a fireplace, opening onto a terrace. The fully equipped, separate kitchen includes a dining area and opens onto a pleasant terrace. There is also a pantry / laundry room, two bedrooms, shower room, toilet, office (or additional bedroom) with storage space. Upstairs : bedroom with a private sun terrace, two...

ENERGY - DPE

DPE not required.

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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NOTES

DESCRIPTION

Property in Provence with fabulous views. Just 30 minutes from Toulon, Hyères, and
the beaches of the Var coast, nestled in a protected natural environment, this characterful property is located in Pignans, a charming Provençal village with a discreet heritage and rare authenticity. Dominating the landscape, in absolute tranquility and complete privacy, this elegant Provençal house sits within a verdant setting of over 11,400 m², enhanced by lush Mediterranean plants. Facing due south, the property benefits from remarkable light and offers spectacular panoramic views of the village and surrounding hills. The meticulously maintained house boasts harmonious proportions and a warm atmosphere. On the ground floor : a refined entrance hall leads to a spacious living area comprising a living room and a dining room with a fireplace, opening onto a sun-drenched terrace. The fully equipped, separate kitchen includes a dining area and opens onto a pleasant shaded terrace. There is also a pantry / laundry room, two bedrooms, shower room, toilet, office
(or additional bedroom) with storage space. Upstairs : a spacious landing opens onto a sun terrace, a comfortable bedroom with a fireplace and a private sun terrace, two further bedrooms, a separate shower room, toilet. The landscaped garden features a perfectly integrated pool, a true invitation to relaxation in an exceptional setting. An attached garage completes the property. This rare property combines elegance, serenity, and the Provençal art of living, making it ideal as a primary residence or a holiday home.

Information about...