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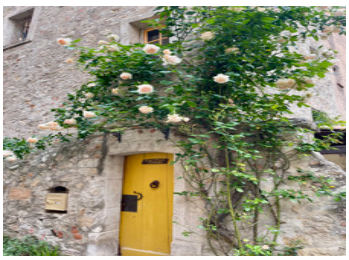
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Ref: A44831JD83 Price: 260 000 EUR

agency fees to be paid by the seller

Charming Village property full of character light and spacious with three bedrooms







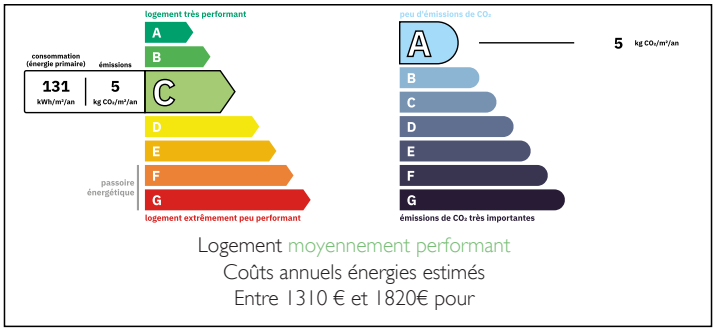








ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 1310 € et 1820€ pour

INFORMATION

Town:	Flayosc
Department:	Var
Bed:	3
Bath:	2
Floor:	115 m2
Plot Size:	0 m2

IN BRIEF

Authentic village house in the heart of Flayosc
Approx. 115 sqm living space over 4 levels
3 bedrooms / flexible layout
Private rooftop terrace
Bright living room with fireplace and exposed beams
Air conditioning
Independent guest suite or studio potential
Provençal character: terracotta tiles, beams, fireplace
Good overall condition
Ideal as holiday home, primary residence, or rental investment
Option to purchase fully furnished included in the price

Historic 17th century home renovated uniquely to a high standard with plenty of light in each room, the lounge/diner/kitchen especially has gorgeous unique hand built iron windows to allow more light.

- In the centre of a historic village, with restaurants,

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

Village House with Rooftop Terrace in the Heart of Provence

Located in the charming Provençal village of Flayosc, this character-filled village house offers approximately 115 sqm of living space (106 sqm Carrez law) across four levels, combining authentic charm with modern comfort.

Layout

Ground floor: entrance hall

First floor: spacious bedroom with shower room and WC (approx. 28 sqm), with kitchenette , ideal as an independent guest suite or studio

Second floor: large bedroom (18 sqm) with air conditioning, bathroom (8 sqm), separate WC

Third floor: bright air-conditioned living room with exposed beams and fireplace, open-plan fitted kitchen Spacious and full of Provencal features.

Top floor: versatile room that can serve as a third bedroom, office, or lounge, opening onto a private rooftop terrace large enough for table and chairs with views over the mountains .

This delightful home is in good overall condition and retains many original Provençal features including exposed wooden beams, terracotta floor tiles, and a traditional fireplace. The secluded rooftop terrace offers a peaceful outdoor space, perfect for enjoying the Mediterranean lifestyle.

The flexible layout makes the property suitable as:

a primary residence,

a holiday home in Provence,

or an investment property with guest accommodation potential.Also rental options .

The house may also be sold fully furnished, included in the sale price.

Idealy situated in a popular village with easy access to all amenities , free parking at a short walk under 5 mins . An easy drive to Nice airport at just over an hour away also...

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