

## Traditional Provençal Villa with pool and large garden in quiet neighbourhood with rental options



## INFORMATION

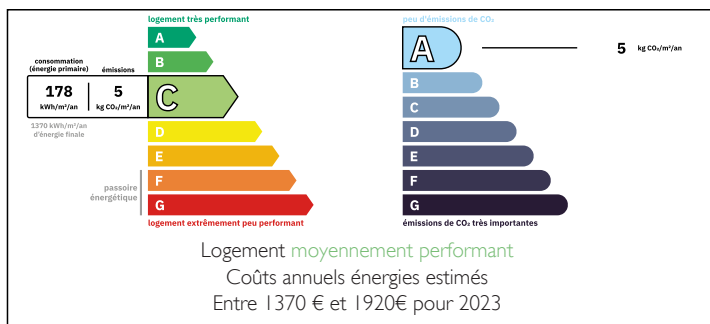
|             |          |
|-------------|----------|
| Town:       | Vidauban |
| Department: | Var      |
| Bed:        | 4        |
| Bath:       | 3        |
| Floor:      | 109 m2   |
| Plot Size:  | 1260 m2  |

## IN BRIEF

Traditional Provençal property with swimming pool, private gardens and excellent rental income potential, ideally located in the heart of Provence. Just one hour from Nice Côte d'Azur Airport, 10 minutes from Les Arcs-sur-Argens TGV station and only 30 minutes from the beaches of Sainte-Maxime. The main house offers two double bedrooms, a spacious living area with wood-burning fireplace, equipped kitchen, shower room and large covered terrace with built-in BBQ for outdoor living. Independent accommodation includes a self-contained studio with private terrace plus an additional guest suite with separate access — ideal for holiday rentals, visiting family or multigenerational living.

Set on a private plot with generous outdoor space, plenty of parking, extensive storage rooms and a large cabin/potential garage, this property combines authentic Provençal charm with flexibility, privacy and strong lifestyle or investment appeal.

## 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

Charming Provençal Property with Excellent Rental Potential in the Heart of Provence

Located in a peaceful and private setting in beautiful Provence, this traditional Provençal home offers an exceptional lifestyle opportunity, whether as a family residence, holiday retreat, or income-generating rental property.

Ideally situated just one hour from Nice Côte d'Azur Airport, 10 minutes from Les Arcs-sur-Argens train station with TGV connections to Paris and beyond, and only 30 minutes from the beaches and marina of Sainte-Maxime.

Main House

Two spacious double bedrooms

Large open living area with traditional wood-burning fireplace

Fully equipped kitchen

Modern shower room

Extensive storage throughout

Beautiful covered terrace ideal for outdoor dining

Built-in BBQ area perfect for entertaining

Independent Rental Accommodation

The property already offers excellent rental business potential with:

A self-contained studio including kitchen area, double bedroom, shower room, and private terrace

An additional independent bedroom with shower room and private access, ideal for guest rental or Airbnb income

Outdoor Features

Swimming pool

Generous outdoor living spaces

Private parking for several vehicles

Large cabin/workshop with potential for conversion into a garage

Large utility and storage rooms beneath the house

This is a rare opportunity to own an authentic Provençal property combining charm, privacy, flexible accommodation, and strong rental potential in one of southern France's most desirable regions.

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Information about risks to which this property is exposed is available on the Géorisques website :