LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A45062ROG83 Price: 695 000 EUR

agency fees to be paid by the seller

Stunning large 4 bed Property with Infinity Pool and Views, in quiet location Minutes from Draguignan















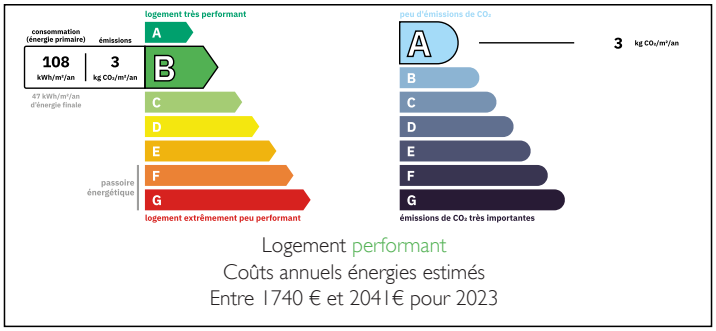
INFORMATION

Town:	Ampus
Department:	Var
Bed:	4
Bath:	5
Floor:	214 m2
Plot Size:	8311 m2

IN BRIEF

Set in an elevated and highly private position within the sought-after hamlet of Lentier, this exceptional Provençal villa enjoys panoramic countryside views extending towards the coastal mountains and offers an outstanding lifestyle opportunity in the heart of the Var. Situated on approximately 8,311 m² of private grounds, the property combines generous living accommodation, excellent energy efficiency and a superb location just 10 minutes from Draguignan, making it equally suitable as a permanent residence, luxury second home or high-performing holiday rental investment.

ENERGY - DPE



Logement performant
Coûts annuels énergies estimés
Entre 1740 € et 2041€ pour 2023

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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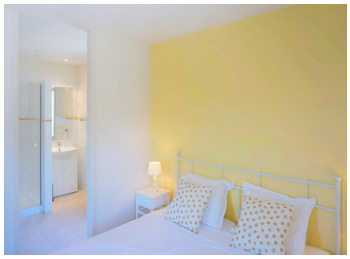

LOCAL TAXES

Taxe foncière:	**3646 EUR**
Taxe habitation:	**3573 EUR**

NOTES

DESCRIPTION

Constructed in 2004 and extending to approximately 214 m² of habitable accommodation, the property has been thoughtfully designed to maximise natural light, comfort and the connection between indoor and outdoor living. The elevated position ensures beautiful open views from the principal reception areas, terraces and poolside, while the mature grounds provide a wonderful sense of privacy and tranquillity.

The accommodation is arranged over two levels and comprises a spacious living room with fireplace and large sliding doors opening directly onto the terrace, a dining area and a well-appointed fitted kitchen. The property offers four generous double bedrooms, each benefiting from its own en-suite facilities, together with a substantial family bathroom. Additional accommodation includes a welcoming entrance hall, cellar, equipment room and a large garage providing excellent storage and practical space.

The outdoor living areas are a particular highlight of the property. Multiple terraces provide a variety of spaces for entertaining and relaxation, including a large upper dining terrace with barbecue area and a covered terrace overlooking the swimming pool. The heated infinity pool measures approximately 10m x 5m and enjoys a commanding position overlooking the surrounding countryside. Designed with family use in mind, the pool area can be secured independently, making it particularly attractive for buyers with children.

The property benefits from modern construction standards and impressive energy performance, achieving a highly desirable B-rated DPE. Features include insulated construction, double glazing, underfloor heating supplied by an air-to-water heat pump, mechanical ventilation and underfloor cooling, ensuring year-round comfort and relatively low operating...