LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A45206ROG83 Price: 350 000 EUR

agency fees to be paid by the seller

FLAYOSC-Character Mixed-Use Village Property with Former Restaurant Premises, Private Accommodation and Garden















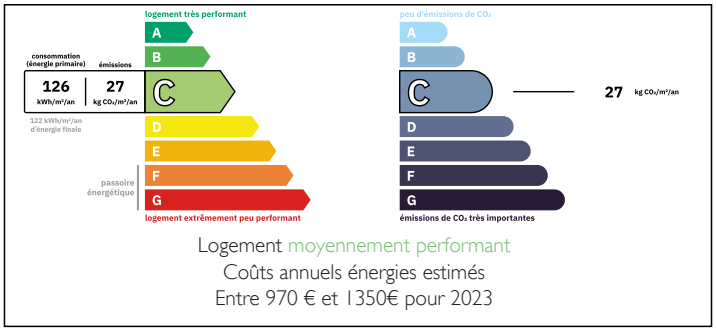
INFORMATION

Town:	Flayosc
Department:	Var
Bed:	3
Bath:	2
Floor:	78 m2
Plot Size:	277 m2

IN BRIEF

Situated in the centre of the highly sought-after Provençal village of Flayosc, this substantial mixed-use property offers a rare opportunity to combine lifestyle, business, rental income and long-term investment potential within one of the Var's most desirable year-round communities.

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 970 € et 1350€ 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.

LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A45206ROG83 Price: 350 000 EUR

agency fees to be paid by the seller







LOCAL TAXES

Taxe foncière:	**2368 EUR**

NOTES

DESCRIPTION

Extending to approximately 277 m² of total floor area, the building comprises former restaurant premises on the lower levels together with a private three-bedroom apartment above, creating exceptional flexibility for a variety of projects.

The property is arranged over four levels and includes former restaurant dining rooms, a professional kitchen, utility areas, cellars, office space, a private garden and terrace, together with a spacious upper-floor apartment comprising an open-plan living area, office, three bedrooms and bathroom. An additional attic level offers further potential for conversion, subject to the necessary permissions.

A particular advantage is the property's dual access, with entrances from both the street and garden side, together with private gated parking — an increasingly valuable feature within a village centre location.

A Provençal Village with Year-Round Appeal

Flayosc is widely regarded as one of the most attractive villages in the Dracénie region, offering a vibrant village atmosphere, excellent restaurants, cafés, artisan shops and weekly markets. Located just minutes from Lorgues and Draguignan, and approximately 40 minutes from the Mediterranean coast, the village enjoys strong appeal among both French and international buyers.

The permanent population of approximately 5,000 residents increases significantly throughout the spring and summer months as second-home owners and tourists arrive, with the local population estimated to more than double during peak season. This seasonal influx supports local businesses and contributes to strong demand for holiday accommodation and tourism-related activities.

Multiple Opportunities