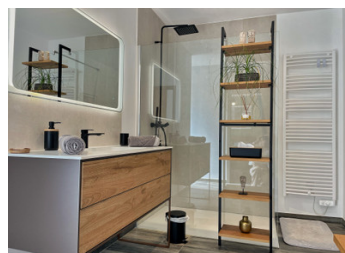
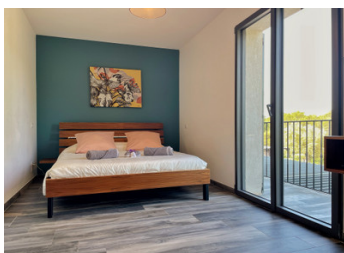
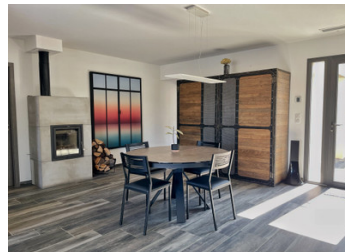


An exceptional contemporary bioclimatic villa with a Bali-style pool and views of the countryside near Fayence



INFORMATION

Town:	Fayence
Department:	Var
Bed:	4
Bath:	4
Floor:	194 m ²
Plot Size:	1998 m ²



IN BRIEF

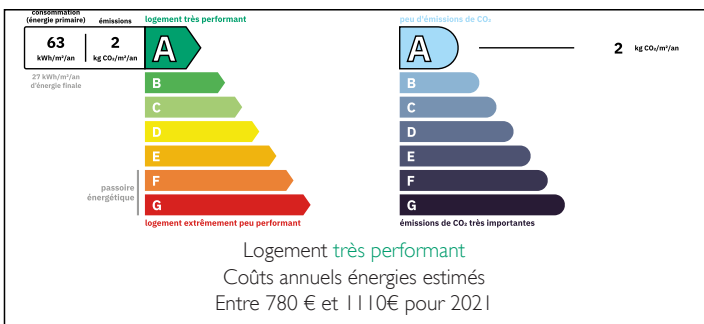
Just 5 minutes from Fayence, discover this superb, fully renovated contemporary villa featuring high-end finishes. Nestled in a quiet, leafy setting, it offers nearly 200 m² of living space on landscaped grounds of approximately 2000 m² with unobstructed views of the countryside.

Its spacious 70 m² living area, bathed in light, opens onto an elegant fitted kitchen. The house features 4 en-suite bedrooms, including a magnificent master bedroom on the ground floor with a walk-in wardrobe and private bathroom.

Outside, enjoy a large terrace with a bioclimatic pergola, a Bali-tiled swimming pool with an automatic cover, an outdoor kitchen, a garage and a carport.

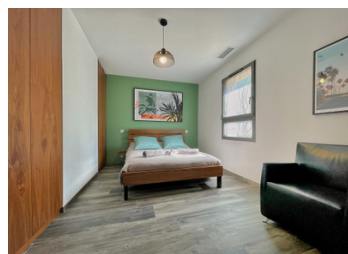
Ducted air conditioning, solar panels, a thermodynamic water heater, and a central vacuum

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

Just 5 minutes from the centre of Fayence, in a quiet and unspoilt residential area, this remarkable contemporary villa, fully renovated in 2022, combines elegance, comfort and energy efficiency.

Boasting nearly 200 m² of living space on landscaped grounds of approximately 2,000 m², the property enjoys superb unobstructed views of the surrounding countryside, offering a privileged living environment combining privacy and serenity.

The spaciousness is immediately striking upon entering. The vast living area of around 70 m², bathed in light thanks to large sliding glass doors, features a cosy lounge with a fireplace, a convivial dining room and a fully equipped, high-end kitchen, designed for lovers of fine dining and entertaining.

The ground floor also features a magnificent master suite with a bespoke walk-in wardrobe and en-suite bathroom, as well as a utility room, a guest toilet and a private terrace.

Upstairs, three beautiful self-contained suites each feature their own en-suite bathroom with a walk-in shower and toilet, ensuring comfort and privacy for every guest.

Outside, everything has been designed to allow you to fully enjoy the Provençal way of life. A spacious terrace of around 80 m², sheltered by a bioclimatic pergola, harmoniously extends the indoor living spaces. The heated swimming pool, tiled in Bali-style with an automatic cover, invites you to relax, whilst the summer kitchen promises wonderful moments

LOCAL TAXES

Taxe foncière: 2200 EUR

NOTES