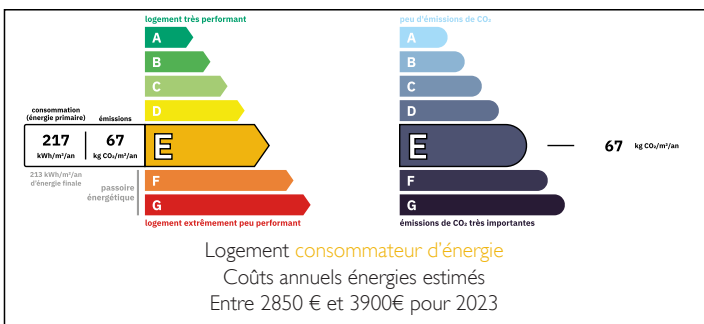


A charming home nestled in the heart of a pristine 7,000-square-meter setting—a true haven of peace!

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Saint-Paul-en-Forêt
Department:	Var
Bed:	3
Bath:	3
Floor:	104 m ²
Plot Size:	6835 m ²

IN BRIEF

LEGGETT Immobilier International is proud to offer you, on an EXCLUSIVE basis, this charming Provençal home in a rare, secluded location, tucked away at the end of a cul-de-sac and accessible via a private driveway.

Set on a magnificent flat lot of approximately 7,000 m² adorned with olive trees and Mediterranean flora, it offers tranquility, privacy, and an exceptional natural setting.

With a floor area of approximately 104 m², it features primarily single-level living with a spacious kitchen, a 28 m² living room with a fireplace, two en-suite bedrooms each with their own bathroom, and an attic bedroom upstairs. A garage and several terraces with ideal exposure complete the property.

A true haven of peace just minutes from shops, offering great potential for appreciation in a privileged setting.

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

Tucked away at the end of a cul-de-sac and accessible via a private driveway, this property enjoys an exceptional location, completely secluded from prying eyes. A true haven of peace where tranquility, privacy, and nature come together every day.

Set in the heart of a preserved natural environment, discover this charming Provençal home situated on a magnificent, landscaped lot of approximately 7,000 m². Here, no neighbors are visible from the property, offering a rare sense of space and freedom.

Outside, several terraces with ideal sun exposure allow you to fully enjoy the Provençal sun throughout the day. The grounds, dotted with numerous olive trees and various Mediterranean plants, create a particularly charming green setting. A garage completes the property.

This property will require some renovation work, offering a wonderful opportunity to personalize the home to your tastes and unlock its full potential.

A rare find for lovers of nature, open spaces, tranquility, and authenticity—don't wait to explore it.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

NOTES