LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A45456FT83 Price: 550 000 EUR

agency fees included: 5 % TTC to be paid by the buyer (524 000 EUR without fees)

Charming house in a quiet location, within walking distance of the village, with mountain views A REAL RARITY!















INFORMATION

Town:	Saint-Paul-en-Forêt
Department:	Var
Bed:	3
Bath:	3
Floor:	104 m2
Plot Size:	6835 m2

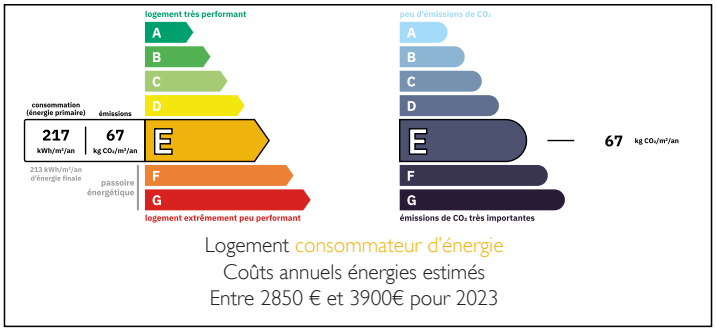
IN BRIEF

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 in the heart of the village adorned with olive trees and Mediterranean flora, it offers tranquility, privacy, and an exceptional natural setting with a view of the mountains.

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. A REAL RARITY!

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 2850 € et 3900€ 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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

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LOCAL TAXES

Taxe foncière:	**950 EUR**

NOTES

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