LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A46305JTO83 Price: 495 000 EUR

agency fees to be paid by the seller

Charming villa, 180 panoramic view, infinity pool, great potential for renovation, close to the village















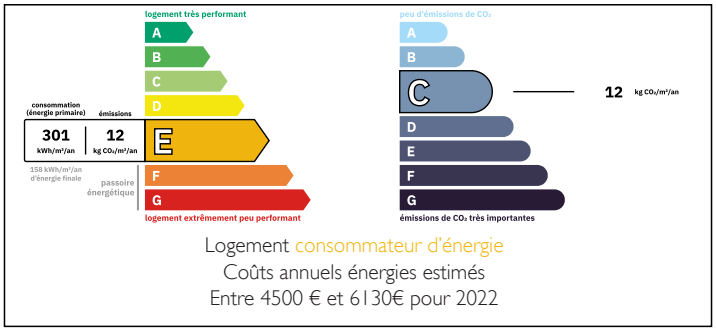
INFORMATION

Town:	Claviers
Department:	Var
Bed:	3
Bath:	2
Floor:	136 m2
Plot Size:	3888 m2

IN BRIEF

Just a 10-minute walk from the heart of the village of Claviers, discover this charming 117 m² villa nestled in a peaceful, leafy setting, set on a magnificent plot of around 3,900 m² planted with olive trees. You'll be charmed by its exceptional 180° panoramic views, its spacious rooms and its two living areas spread over two levels – perfect for entertaining family and friends or for considering a rental venture. The spacious terrace, the free-form infinity pool and the outdoor areas invite you to make the most of the Provençal setting. An integral garage offers real potential for extension, making it easy to create an additional living room or a guest suite. Just 30 minutes from Draguignan, 45 minutes from the beaches of Fréjus and 1 hour from Nice Airport, this property combines quality of life, charm...

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 4500 € et 6130€ pour 2022

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:	**1250 EUR**
Taxe habitation:	**1496 EUR**

NOTES

DESCRIPTION

Just a 10-minute walk from the charming Provençal village of Claviers, this property offers a rare balance between the tranquillity of an unspoilt natural setting and close proximity to shops, restaurants and village life. A privileged living environment where everything is within walking distance, whilst enjoying complete privacy.

Built in 1975 on a magnificent plot of approximately 3,900 m² planted with superb olive trees, this characterful villa enjoys an exceptional 180° panoramic view of the surrounding hills. Each season offers a different spectacle, in a peaceful and typically Provençal atmosphere.

With approximately 117 m² of living space, the house is spread over two levels, offering numerous layout possibilities, whether as a main residence, a family home or a guest accommodation project.

The main level comprises an entrance hall, a cosy living room with a fireplace, a fully fitted kitchen opening onto a spacious 25 m² terrace overlooking the countryside, two bedrooms, a bathroom, a separate toilet and a utility room.

On the garden level, a second living area comprising a kitchen and a lounge opens directly onto a 25 m² covered terrace and the pool area. A bedroom, a study, a shower room and a separate toilet complete this level, allowing you to host family and friends in complete privacy.

Outside, the property invites you to relax with its superb free-form infinity pool, which blends seamlessly into the landscape and is the villa's defining feature. Several water tanks with a total capacity of 4,000 litres round off the amenities.

Another...