LEGGETT
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Ref: A46557JD83 Price: 1 102 500 EUR

agency fees to be paid by the seller

Beautiful Provencal villa with many features spacious ,light with Pool and Poolhouse







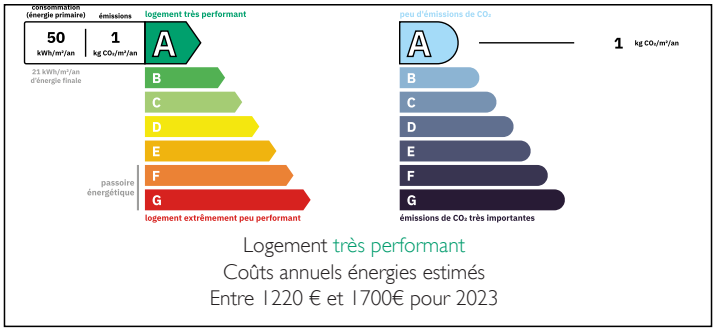








ENERGY - DPE



Logement très performant
Coûts annuels énergies estimés
Entre 1220 € et 1700€ pour 2023

INFORMATION

Town:	Besse-sur-Issole
Department:	Var
Bed:	5
Bath:	2
Floor:	246 m2
Plot Size:	17400 m2

IN BRIEF

Discover this exceptional south-facing villa set in extensive private grounds with breathtaking views over the vineyards and surrounding mountains, just minutes from the lively Provençal village of Besse-sur-Issole.

Offering generous living spaces, the property features a vast open-plan living and dining area with a fully equipped kitchen, high ceilings, a wood-burning stove, and large sliding doors opening onto the covered terrace and spectacular swimming pool. With five spacious double bedrooms, including a luxurious principal suite with private terrace and en-suite bathroom, together with quality finishes throughout, the villa is perfectly designed for comfortable family living and entertaining.

Outside, enjoy a beautiful L-shaped swimming pool with a separate children's pool, a fully equipped pool house, mature grounds combining woodland and

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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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NOTES

DESCRIPTION

Exceptional Provençal Villa with Panoramic Vineyard & Mountain Views

Nestled in the heart of the beautiful Provençal countryside, just minutes from the charming village of Besse-sur-Issole, this exceptional south-facing property offers an outstanding combination of space, privacy, comfort, and breathtaking surroundings.

Set within extensive private grounds featuring both flat landscaped areas and mature woodland, the villa enjoys uninterrupted views across rolling vineyards to the mountains beyond, creating a truly idyllic setting.

The heart of the home is an impressive open-plan living and dining space with a contemporary fitted kitchen, enhanced by soaring ceilings, a wood-burning stove, and three large sliding patio doors that seamlessly connect the interior to the covered terrace, swimming pool, and gardens. Reversible air conditioning throughout ensures year-round comfort.

Designed for modern family living, the property offers five generous double bedrooms, including a magnificent principal suite occupying the first floor. This luxurious retreat features built-in wardrobes, a private south-facing balcony and terrace overlooking the pool, and an elegant en-suite bathroom complete with a Jacuzzi bath, walk-in Italian shower, double vanity, and WC.

On the ground floor, a beautifully appointed family bathroom includes both a bath and Italian shower, complemented by a separate WC and dressing area. Additional accommodation includes a guest WC, laundry room, gym, and ample storage.

The outdoor living spaces are equally impressive. A large covered terrace overlooks the spectacular L-shaped swimming pool, complete with a dedicated children's pool, wide entry steps, and a diving board