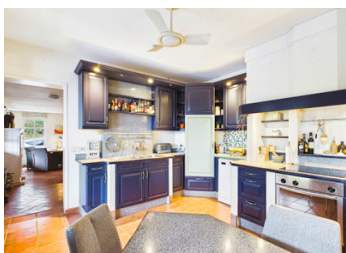
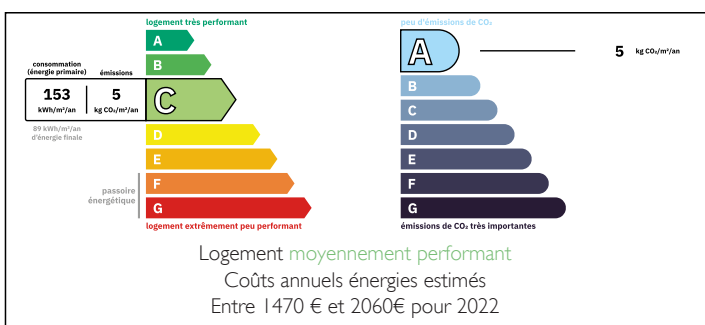


3-Bedroom Villa with Pool on 3,083 m of Land



ENERGY - DPE



INFORMATION

Town:	Salernes
Department:	Var
Bed:	3
Bath:	2
Floor:	111 m2
Plot Size:	3083 m2

IN BRIEF

Peaceful Provençal Villa with Swimming Pool and Development Potential

Set in a peaceful and pleasant environment, this charming Provençal single-storey villa of approximately 111 m² offers a relaxed lifestyle within easy reach of the village. Set on a generous 3,083 m² plot with a swimming pool, covered terrace and summer kitchen, the property features three bedrooms and spacious living areas. It also offers interesting potential for further development, with the possibility, subject to the necessary planning permissions, of creating a second building plot.

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

Set in a quiet and private environment, this attractive single-storey Provençal villa offers approximately 111 m² of living space on a generous 3,083 m² plot. The property combines a peaceful setting, pleasant outdoor areas and interesting potential for future improvement or development.

The bright and comfortable accommodation is arranged on one level and includes a welcoming living room of approximately 13.85 m² and a separate dining room of 23.26 m², with patio doors providing direct access to the covered terrace and garden. The 14.89 m² kitchen is well proportioned and practical for everyday living, while a separate 2.85 m² utility room provides useful additional space.

The property offers three bedrooms: approximately 10.90 m², 10.41 m² and 14.91 m² respectively. The principal bedroom benefits from its own shower room and WC, while a separate 9.61 m² bathroom with WC serves the rest of the house. A 7.32 m² hallway provides a comfortable connection between the different living spaces.

Air conditioning and a wood-burning stove provide comfort throughout the seasons, making the property suitable for both year-round living and holidays.

Outside, the covered terrace creates a pleasant area for al fresco dining and relaxing while overlooking the garden. An adjoining summer kitchen adds to the property's appeal for outdoor entertaining. The L-shaped swimming pool is set on its own terrace and enjoys open views across the surrounding landscape.

The approximately 3,083 m² Provençal-style grounds offer plenty of space, privacy and potential. Subject to the necessary planning permissions, the plot may offer...

LOCAL TAXES

Taxe foncière: 1880 EUR

NOTES