LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A47271GWI83 Price: 682 500 EUR

agency fees to be paid by the seller

Gorgeous villa in Provence with fabulous views, swimming pool, garage, gardens. 10 minutes from Cotignac















INFORMATION

Town:	Sillans-la-Cascade
Department:	Var
Bed:	3
Bath:	1
Floor:	100 m2
Plot Size:	2765 m2

IN BRIEF

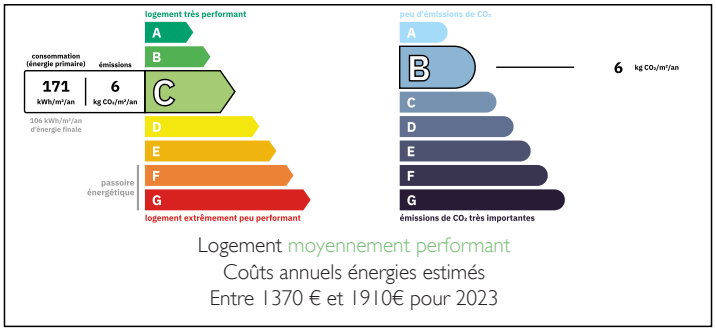
Immaculate villa in Sillans la Cascade and only 10 minutes from Cotignac. In a quiet location and not overlooked. The property has fabulous, far reaching views, swimming pool , large garage and enclosed gardens. Beautifully presented throughout the house has a large living / dining room of approx. 34m² with wood burning stove and magnificent views on to the terrace.

The lovely village of Sillans la Cascade is within walking distance of the property and has restaurants, shop, boulangerie, bars and primary school.

The lovely villages of Cotignac and Aups are within 10 minutes drive and provide further facilities including markets, doctor, pharmacy, shops, supermarket and restaurants.

This region is truly spectacular and classic Provence! Vineyards, olive groves, lavender fields, local markets and gorgeous villages. The Cote d'Azur, Aix en Provence, the Lac de Ste Croix and Gorges du Verdon are within easy reach. The Airports of Marseille and Nice are approx 1hr 20m

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 1370 € et 1910€ 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.

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NOTES

DESCRIPTION

Immaculate villa in Sillans la Cascade and only 10 minutes from Cotignac. The property has fabulous, far reaching views, swimming pool , large garage and enclosed gardens. Beautifully presented throughout, the house has a large living / dining room of approx. 34m² with wood burning stove.

There are magnificent views on to the terrace, swimming pool and beyond.

The house has a fully equipped kitchen, 3 double bedrooms, spacious shower room and separate W.C.

There is a separate large garage / workshop, parking for several cars, spacious gardens and beautiful swimming pool. There is extra storage under the property.

The lovely village of Sillans la Cascade which is famous for it's waterfalls, is within walking distance of the property and has restaurants, shop, boulangerie, bars and primary school.

The lovely villages of Cotignac and Aups are within approx. 10 minutes drive and provide further facilities including markets, doctor, pharmacy, shops, supermarket and restaurants.

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