LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A47877ROG83 Price: 770 000 EUR

agency fees to be paid by the seller

Substantial Family Residence or Holiday Home, with Double Garage, Pool & Stunning Views over Vines















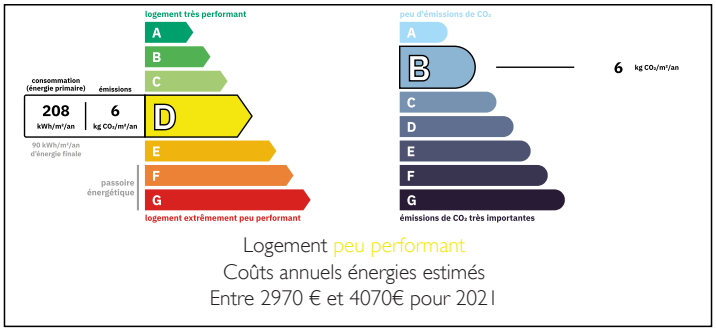
INFORMATION

Town:	Saint-Antonin-du-Var
Department:	Var
Bed:	4
Bath:	3
Floor:	186 m2
Plot Size:	3501 m2

IN BRIEF

Located in the area of Saint-Antonin-du-Var, just a short distance from Lorgues, this well-proportioned Provençal style home offers approximately 186 m² of living space on 3,501 m² of land. The house combines generous reception areas, a separate kitchen opening onto a covered terrace, a ground-floor principal suite, two further bedrooms upstairs and an additional bedroom on the ground floor, currently in use as an office. Outside, the property benefits from mature Mediterranean planting, Olive Trees, stone terraces, a 9 x 4.5 m swimming pool, pool house with large outdoor bathroom and double garage. Stunning views across neighbouring vineyards and surrounding countryside reinforce the sense of a peaceful Provençal setting, while the layout and practical features make the property suitable for both permanent living and use as a second home.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 2970 € et 4070€ pour 2021

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:	**2500 EUR**

NOTES

DESCRIPTION

Located in Saint-Antonin-du-Var and within easy reach of Lorgues, this substantial Provençal home offers generous accommodation in an established countryside setting.

The house provides approximately 186 m² of living space and has been designed with practical year-round living in mind. The main reception area is particularly spacious, with exposed timber beams, terracotta-style flooring and a traditional open fireplace creating a warm and welcoming atmosphere. Large glazed doors and windows bring in plenty of natural light and open the living spaces towards the terraces and garden.

The separate kitchen has a traditional Provençal feel and benefits from direct access to the covered terrace, making it especially practical for outdoor dining and entertaining. A cute aaserving opening towards the dining area maintains a good sense of connection between the kitchen and reception spaces.

One of the key strengths of the property is the generous ground-floor principal suite. This includes a large bedroom with direct access outside, fitted storage, dressing space and a spacious bathroom with both bath and separate shower. Also on the ground floor are an office, utility room and separate WC, adding to the practicality of the layout.

Upstairs, there are two further bedrooms, together with a bathroom and separate WC. The office on the ground floor offers flexibility and could suit home working, a reading room or occasional guest accommodation, subject to the buyer's needs.

Outside, the property sits on approximately 3,501 m² of land with mature Mediterranean planting, established trees, stone-paved terraces and attractive landscaping. The swimming...