LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A48062GWI83 Price: 296 800 EUR

agency fees to be paid by the seller

Pretty house, 2 bedrooms living room, kitchen, gardens, garage, Sillans La Cascade, near Cotignac in Provence















INFORMATION

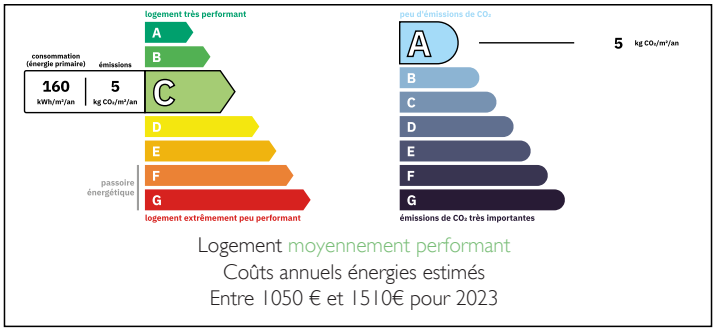
Town:	Sillans-la-Cascade
Department:	Var
Bed:	2
Bath:	1
Floor:	83 m2
Plot Size:	2500 m2

IN BRIEF

A peaceful haven in the heart of Provence surrounded by nature. 10 minutes from Cotignac, this charming single-storey house is ideally located close to a picturesque Provençal village and all amenities. Set within a beautiful 2 500 sqm fenced plot, the property enjoys a peaceful and private setting. The mature garden, planted with a variety of Mediterranean species, provides a wonderfully natural environment, perfect for making the most of the sunny Provençal climate.

There is also the possibility of installing a pool. A large, shaded terrace provides the perfect setting for al fresco dining. The house comprises of an entrance hall with built-in storage, a comfortable living/dining room with a wood-burning stove, a spacious open-plan kitchen, two bedrooms, a shower room and toilet. Garage, garden shed and wood shed. This well-maintained and energy-efficient house offers peace, privacy and close proximity to nature. It would be equally suited as a permanent residence or a holiday home.

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 1050 € et 1510€ 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

CHARMING HOUSE IN SILLANS-LA-CASCADE– 10 MINUTES FROM COTIGNAC. A peaceful haven in the heart of Provence Verte, surrounded by nature and the gentle Provençal way of life. Just 10 minutes from Cotignac, in a privileged setting between the Gorges du Verdon and the French Riviera, this charming single-storey house is ideally located close to a picturesque Provençal village with amenities. It enjoys a particularly peaceful and private setting, with no overlooking neighbours. The mature, landscaped garden, planted with a variety of Mediterranean species, provides a wonderfully natural and intimate environment, perfect for making the most of the sunny Provençal climate.

There is also the possibility of installing a beautiful pool, further enhancing the property's outdoor appeal. Ideally south-facing, the house is bright and pleasant throughout. A large, shaded terrace naturally extends the living spaces and provides the perfect setting for al fresco dining and relaxing with family or friends. The interior comprises an entrance hall with built-in storage, a comfortable living/dining room with a wood-burning stove, a spacious open-plan kitchen, largely equipped, two bedrooms, a shower room and toilet. Garage, garden shed and wood shed. An ideal property for living or investment. Located in a sought-after area, this well-maintained and energy-efficient house offers a particularly pleasant lifestyle, combining peace, privacy and close proximity to nature. It would be equally suited as a permanent residence or a holiday home, while also offering excellent potential for seasonal

rental income, thanks to its highly desirable location in the heart of a region much appreciated by holidaymakers. A rare opportunity thanks to its exceptional setting, generous grounds and potential, and one not to be missed. A wonderful opportunity to enjoy the Provençal art of living, between Sillans-la-Cascade, Cotignac

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Information about risks to which this property is...