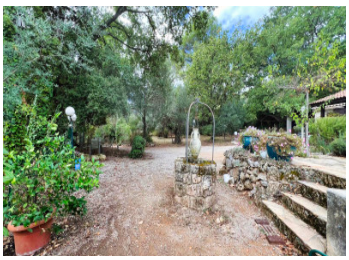
LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A48312CRR83 Price: 385 000 EUR

agency fees to be paid by the seller

A single-storey house of 111 m with 3 bedrooms and a pool. 3,083 m of land in a UC zone



INFORMATION

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

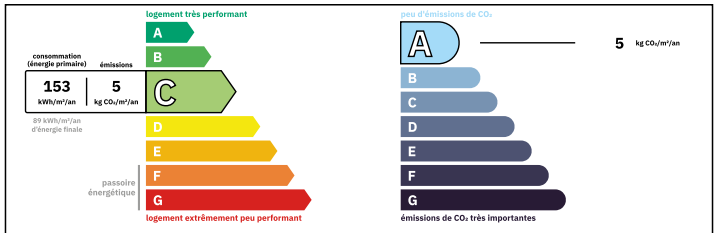
IN BRIEF

Peaceful Provençal House with Swimming Pool and Potential for Further Development

This single-storey Provençal house, offering approximately 111 m² of living space, enjoys a peaceful setting surrounded by nature. Set on a generous 3,083 m² plot, the property features a swimming pool, a covered terrace, a summer kitchen, three bedrooms and spacious living areas.

The plot is located in a UC zoning area under the local Plan Local d'Urbanisme (PLU), designated primarily for residential properties. For any proposed development of the land, the planning regulations allow a maximum building footprint of 20% of the plot area for new constructions. This offers scope for further development, subject to the feasibility of the project, compliance with all applicable planning regulations and obtaining the necessary permissions.

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 1470 € et 2060€ pour 2022

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

NOTES

DESCRIPTION

Peaceful single-storey Provençal house with Swimming Pool, Garden and Potential for Further Development

Set in a peaceful and unspoilt environment, this charming single-storey Provençal house offers approximately 111 m² of living space on a 3,083 m² plot. It stands out for its natural surroundings, swimming pool and potential for further development.

The bright and comfortable house is arranged entirely on one level. It comprises a living room of approximately 13.85 m² and a spacious dining room of 23.26 m², with large French doors opening onto the covered terrace and garden. The separate kitchen, measuring 14.89 m², is generously proportioned and practical, with an adjoining utility room of 2.85 m².

The sleeping accommodation consists of three bedrooms measuring approximately 10.90 m², 10.41 m² and 14.91 m². The principal bedroom benefits from its own shower room with WC, while a separate bathroom with WC, measuring approximately 9.61 m², serves the other bedrooms. A hallway of 7.32 m² provides convenient access between the different areas of the house.

For year-round comfort, the property is equipped with air conditioning and a wood-burning stove. It has an energy efficiency rating of C and is connected to the mains drainage system. Some updating is required in the house, as well as in the garden shed, offering an opportunity to personalise the property to suit your own tastes and requirements.

Outside, the covered terrace provides a pleasant space for relaxation. It is complemented by a summer kitchen, ideal for making the most of the warmer months....