

Beautiful villa 3 bedrooms with seperate studio garage and swimming pool.

EXCLUSIVE



INFORMATION

Town:	Pignans
Department:	Var
Bed:	4
Bath:	3
Floor:	154 m2
Plot Size:	5830 m2

IN BRIEF

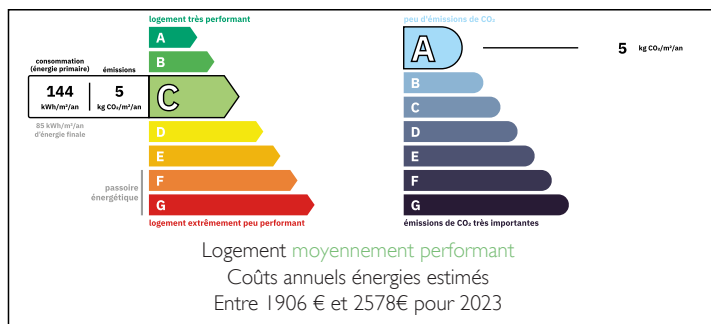
A HIDDEN PROVENÇAL HAVEN – WHERE PEACE, NATURE AND ROMANCE MEET

Imagine waking to the gentle song of birds, enjoying your morning coffee surrounded by woodland, and watching the sun set over the village below. If peace, privacy and the beauty of Provence are what you dream of, this could be the place for you.

Ideally situated in the heart of the Var, you can enjoy the best of Provence, from picturesque hilltop villages and bustling local markets to the Mediterranean coastline, approximately 40–45 minutes away by car, depending on your destination. The vibrant town of Toulon and its harbour are also within easyreach, while the famous beaches and glamour of Saint Tropez and its stunning beaches .

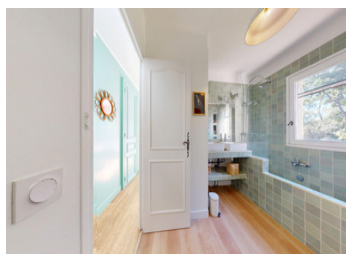


ENERGY - DPE



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.



NOTES

DESCRIPTION

This beautifully restored property offers a rare combination of tranquillity, natural beauty and comfortable living. Surrounded by woodland and wonderfully secluded, yet never isolated, it is just a five-minute drive from the heart of Pignans, where you can enjoy the charm of village life, local shops, cafés and restaurants..

A Home Full of Character, Charm and Soul

From the moment you arrive, there is an immediate sense of calm. Lovingly restored with care and attention to detail, the property combines natural materials, understated elegance and rustic Provençal charm with the comforts of modern living.

The spacious, open-plan living area is the heart of the home, featuring a beautiful vaulted ceiling with exposed beams, creating a wonderful sense of space and character. Large patio doors open onto the outdoor terrace, allowing the inside and outside to flow effortlessly together.

In the cooler months, a welcoming wood burner creates the perfect atmosphere for cosy evenings, while a reversible heating and cooling system ensures comfort throughout the seasons.

The fully equipped kitchen has been thoughtfully designed to complement the style of the property, complete with a larder and pantry, making it as practical as it is attractive.

Space to Relax, Entertain and Enjoy

Designed for indoor-outdoor living, the property offers generous space for family gatherings, entertaining friends or simply enjoying the slower pace of life in the South of France.

The terrace, complete with a barbecue area, provides the perfect setting for long summer lunches, leisurely dinners beneath the stars and