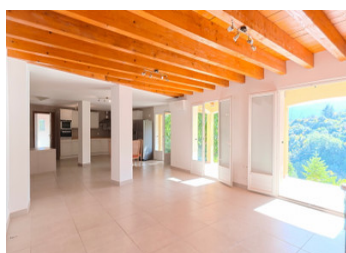
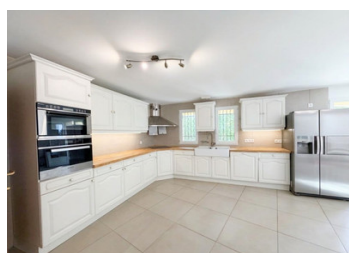


Beautiful large villa in a national park. 3 parental suites. Two garages and land.

EXCLUSIVE



INFORMATION

Town:	Plan-d'Aups-Sainte-Baume
Department:	Var
Bed:	3
Bath:	3
Floor:	145 m2
Plot Size:	14000 m2

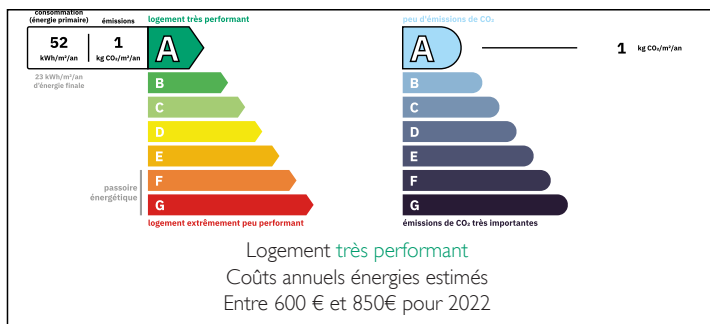
IN BRIEF

A Rare Private Paradise in the Heart of the Sainte-Baume Natural Park

An exceptional villa offering absolute privacy, breathtaking 360° views and endless possibilities, just five minutes from the charming village of Plan-d'Aups-Sainte-Baume.

Nestled in an idyllic setting within the magnificent Sainte-Baume Natural Park, this unique property is a true haven of peace. Completely private and enjoying no overlooking neighbours, it offers a rare combination of tranquillity, space and spectacular natural beauty, all within easy reach of the village

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

From the moment you arrive, the property makes a striking impression. Impressive stone pillars and an elegant wrought-iron entrance gate open onto a long driveway, bordered by trees that lead you towards the villa, creating a wonderful sense of arrival and seclusion.

Spacious Living, Light and Unforgettable Views

The main entrance opens into an impressive, open-plan living area, where tiled flooring, exposed beams and generous proportions create a welcoming atmosphere full of character.

Two sets of double patio doors lead directly onto the large, covered, tiled terrace, allowing the interior and exterior spaces to flow seamlessly together. Here, the panoramic 360-degree views across the Sainte-Baume mountains and surrounding hills provide a truly spectacular backdrop for entertaining, relaxing or simply enjoying the peace and beauty of the landscape.

The open-plan kitchen offers ample space for cooking and entertaining, while the generous layout comfortably accommodates both lounge and dining areas.

Flexible Accommodation to Suit Every Lifestyle

On the ground floor, the villa offers two distinct bedroom suites, providing excellent flexibility for family living, guests or rental accommodation.

To the right of the living area, the first master suite enjoys double doors opening directly onto the terrace. A separate WC and a modern shower room complete this comfortable and well-presented space.

To the left, a second independent area offers possibilities. Currently arranged as a studio, it