LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A48616NEM83 Price: 965 000 EUR

agency fees to be paid by the seller

Elegant Provençal Villa wh Heated Pool & Exotic Gardens | Bagnols-en-Forêt, Between Fréjus & Pays de Fayence















INFORMATION

Town:	Bagnols-en-Forêt
Department:	Var
Bed:	4
Bath:	3
Floor:	185 m2
Plot Size:	2200 m2

IN BRIEF

ELEGANT PROVENÇAL VILLA WITH HEATED POOL & EXOTIC GARDENS - BAGNOLS-EN-FORÊT

Just 20 minutes from the Mediterranean beaches, discover this elegant 185 m² villa, built in 2005 and set within 2,200 m² of beautifully landscaped grounds in a peaceful residential setting.

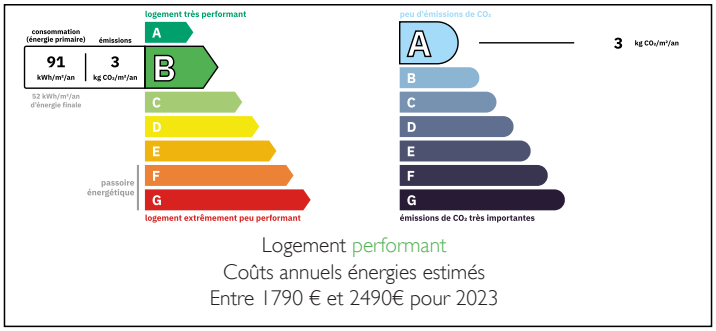
The light-filled 50 m² living room features a fireplace and opens onto a covered terrace overlooking the heated pool. The fitted kitchen complements the inviting space, while a separate study and library provides a quiet retreat for reading.

The property offers four bedrooms, including a ground-floor master suite and an upstairs bedroom with a balcony.

Just a few minutes' drive from the property, the charming Provençal village of Bagnols-en-Forêt offers all the amenities needed for comfortable year-round living, including local shops, a medical centre, a pharmacy, a bakery and restaurants.

With views towards the spectacular Blavet Gorges, the villa also benefits from a heat pump, air conditioning, garage and carport.

ENERGY - DPE



Logement performant
Coûts annuels énergies estimés
Entre 1790 € et 2490€ 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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LOCAL TAXES

Taxe foncière:	**2694 EUR**

NOTES

DESCRIPTION

BAGNOLS-EN-FORÊT – ELEGANT PROVENÇAL VILLA WITH HEATED SWIMMING POOL & EXOTIC MEDITERRANEAN GARDENS

Nestled in a highly desirable residential setting near the charming Provençal village of Bagnols-en-Forêt, this elegant villa of approximately 185 m² offers an exceptional lifestyle combining tranquillity, modern comfort and authentic Mediterranean charm.

Set within 2,200 m² of beautifully landscaped grounds, the property enjoys a wonderfully peaceful atmosphere, lush vegetation and attractive views towards the spectacular natural landscapes of the Blavet Gorges.

Built in 2005 with particular attention to construction quality, thoughtful design and insulation, the residence successfully combines traditional Provençal architecture with the expectations of contemporary living.

An ideal property for international buyers seeking a comfortable permanent residence or an elegant holiday home within easy reach of the French Riviera.

GENEROUS, LIGHT-FILLED LIVING SPACES OPENING ONTO THE GARDENS

From the moment you enter, the villa reveals a welcoming atmosphere characterised by generous proportions and abundant natural light.
The spacious living room of approximately 50 m² forms the heart of the home. Featuring a fireplace, it provides an inviting setting for entertaining and relaxing throughout the year.
Large openings towards the exterior create a natural connection between the interior living spaces, terraces and landscaped gardens.

The fully equipped kitchen connects conveniently...