LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A48745ROG83 Price: 499 000 EUR

agency fees to be paid by the seller

Home with a pool and separate apartment in Saint-Antonin-du-Var, offering three bedrooms in total.

EXCLUSIVE















INFORMATION

Town:	Saint-Antonin-du-Var
Department:	Var
Bed:	3
Bath:	2
Floor:	115 m2
Plot Size:	1130 m2

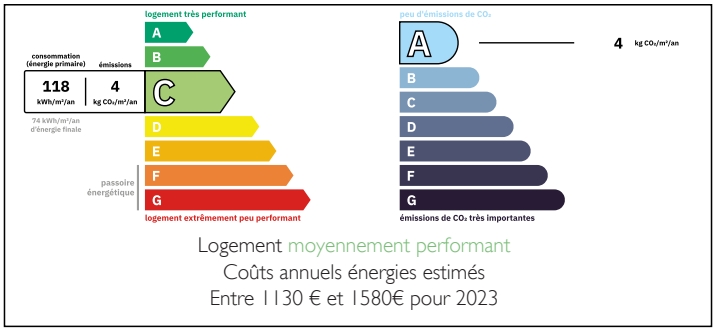
IN BRIEF

Set on 1,120 m² of flat, enclosed grounds just 800 metres from the village centre, this charming detached, single-storey home has a tree-lined garden, a private pool and a terrace. The main house and adjoining self-contained apartment offer approximately 115 m² of living space in total, plus a 32 m² garage.

There are two bedrooms in the main house and a third in the apartment. With its own entrance, garden and private parking space, the apartment is ideal for welcoming guests and offers potential rental income through holiday lets or a year-round tenancy, subject to applicable requirements.

An inviting year-round home or Provençal holiday retreat. Energy rating: C.

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 1130 € et 1580€ 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

Built in 2001, the main house offers approximately 85 m² of living space. A generous open-plan kitchen, dining and living area looks towards the pool, and garden. There are two bedrooms, a shower room and a separate WC. Part of the 32 m² garage could be adapted as a home office, studio or utility room, subject to feasibility and any necessary approvals.

A Sun terrace frames the private pool, a natural spot for lunch outdoors. A small irrigation channel runs through the grounds, which include a vegetable patch and a 10 m² garden shed. Approximately 920 m² of the grounds are on the main-house side and 200 m² on the apartment side.

The adjoining self-contained apartment offers approximately 30 m² of living space, excluding its 37 m² natural stone terrace, which is shaded by a pergola. It has its own entrance, a dedicated private parking space and a separate garden with a mature walnut tree. Inside, there is a spacious bedroom, a living room opening onto the kitchen, and a shower room with WC. The apartment offers potential rental income through holiday lets or a long-term tenancy, subject to applicable requirements. If you prefer a single home, an internal opening could connect the apartment to the main house, subject to feasibility and any necessary approvals.

Saint-Antonin-du-Var is a Provençal village of fewer than 1,000 residents, surrounded by vineyards, olive groves and walking trails, with five wine estates and châteaux in and around the village. Local amenities include...