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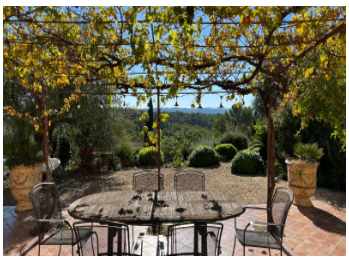
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Ref: A48783CRR83 Price: 640 000 EUR

agency fees to be paid by the seller

Entrecasteaux – 140 m Provençal Home, 3 Bedrooms, Heated Pool, Garage and 1,541 m Garden















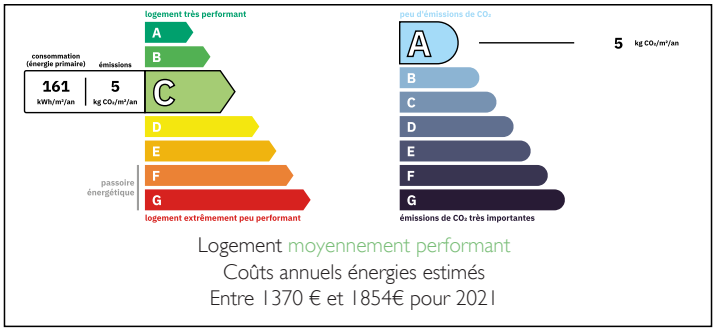
INFORMATION

Town:	Entrecasteaux
Department:	Var
Bed:	3
Bath:	2
Floor:	140 m2
Plot Size:	1541 m2

IN BRIEF

Located in Entrecasteaux, in the heart of the Provençal countryside, this attractive detached house offers approximately 140 m² of living space on a landscaped plot of 1,541 m², with open views towards the Massif des Maures. Built in 2005, it features three bedrooms, including a master suite with private terrace, a bright living room, a separate kitchen and two bathrooms/shower rooms. Outside, enjoy a heated saltwater swimming pool, a covered summer kitchen, a pergola-covered terrace, a 26 m² garage and additional parking. An ideal property for enjoying the Provençal lifestyle, either as a permanent residence or a holiday home.

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 1370 € et 1854€ pour 2021

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:	**2152 EUR**

NOTES

DESCRIPTION

Nestled in a peaceful, natural setting in the heart of the Provençal countryside, this attractive detached property offers approximately 140 m² of living space on a beautifully landscaped plot of 1,541 m², enjoying open views towards the Massif des Maures. Built in 2005, the house combines traditional Provençal character with comfortable living spaces and a lovely connection between indoors and outdoors.

The welcoming interior features a bright living room with a large sliding pocket window opening directly onto the garden and a covered terrace beneath a pergola, creating a wonderful space for relaxing or entertaining.

The separate kitchen, finished in warm Mediterranean tones, offers a traditional and welcoming atmosphere.

The accommodation is arranged almost entirely on one level, with just a few steps leading to the sleeping area. It comprises three bedrooms, including a master suite with its own shower room and private terrace, as well as two further bedrooms and an additional bathroom.

Outside, the landscaped garden is planted with Mediterranean trees and vegetation, including olive trees and mature trees, creating several attractive areas to relax and enjoy the peaceful surroundings.

The swimming pool area enjoys a particularly pleasant setting, with a heated saltwater swimming pool and a covered summer kitchen with dining area, ideal for enjoying long summer evenings with family and friends.

A garage of approximately 26 m² and additional parking spaces complete the property.

Combining Provençal charm, privacy and comfortable living, this property would make an