LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A49006JD83 Price: 520 000 EUR

agency fees to be paid by the seller

A beautifully presented Modern Provencal Villa -Four Bedrooms ,Two master Suites, Swimming Pool ,B&B potential















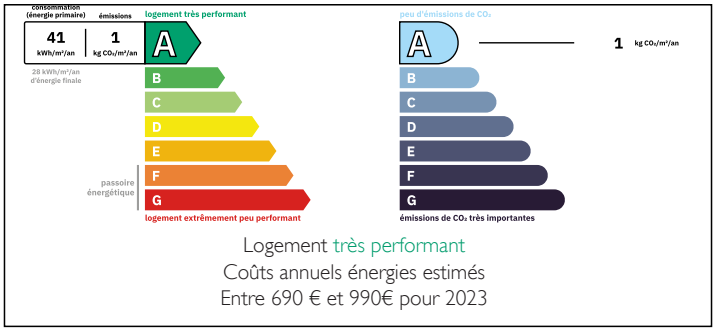
INFORMATION

Town:	Carcès
Department:	Var
Bed:	4
Bath:	2
Floor:	163 m2
Plot Size:	1123 m2

IN BRIEF

Beautiful modern single-storey villa built in 2015, offering four spacious double bedrooms, including two master suites, a bright and generous living area and two fully equipped kitchens. Set in mature, easy-maintenance Mediterranean gardens with numerous terraces, a covered jasmine pergola and a 7 x 3.5m swimming pool. Additional features include a garage, ample parking, electric gates, photovoltaic solar panels, mains drainage and free canal water for garden irrigation. Fully fenced and ideal as a family home, holiday retreat or lock-up-and-leave property. Previously successfully operated as a B&B, offering excellent income potential. Within walking distance of a village and just 6 km from beautiful Cotignac.

ENERGY - DPE



Logement très performant
Coûts annuels énergies estimés
Entre 690 € et 990€ 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

Beautifully Presented Single-Storey Villa with Pool, Mature Gardens & Income Potential – Provence

A wonderful opportunity to acquire a spacious, light-filled and thoughtfully designed villa, ideally situated within walking distance of a charming Provençal village and just 6 km from the much-loved tourist village of Cotignac.

Built in 2015, this attractive single-storey property combines modern comfort, generous living spaces and an enviable Mediterranean lifestyle. Set within beautifully established, fully enclosed gardens, the villa offers privacy, tranquillity and an abundance of outdoor living areas, making it an ideal family home, holiday retreat or potential income-generating property.

Light, Spacious & Comfortable Living

The property has been designed with space and natural light in mind. Double glazing throughout, including several impressive pocket sliding doors which disappear neatly into the walls, creates a wonderful sense of openness and allows the indoor and outdoor living spaces to flow effortlessly together.

The generous open-plan living and dining area is particularly appealing, featuring a beautiful picture-frame window overlooking the gardens, as well as large sliding patio doors opening onto the poolside terrace. The result is a bright and inviting living space with lovely views of the garden and swimming pool.

The modern, fully equipped kitchen is light and spacious, with plentiful cupboard and worktop space and direct access to the terrace and poolside garden.

A useful larder with lots of storage provide...