

Charming villa, 215 m2, 4 bedrooms, 1 office, 3 shower rooms, workshop, pool, plot of 3049m2 in UC zone



INFORMATION

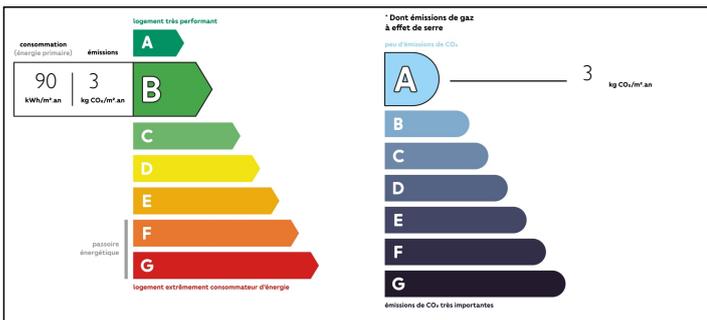
Town:	Salernes
Department:	Var
Bed:	4
Bath:	3
Floor:	215 m2
Plot Size:	3049 m2



IN BRIEF

Invest safely and serenely in this beautiful house built with quality materials and inspired by the elegance of Provence. Elegant villa of 215 m², in a garden of olive trees and fruit trees of 3049 m². The house includes 4 bedrooms, 1 dressing room, 1 office, 2 shower rooms, 1 bathroom, 1 storeroom, 1 living room, 1 kitchen, 2 workshops, 1 swimming pool and shelter for 3 cars. Located in the heart of Provence, a region renowned for its vineyards and its art of living. 30 km from the Gorges du Verdon, 1 hour from the Mediterranean coast and easy access to the international airports of Marseille and Nice.

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.



DESCRIPTION

A natural paradise, housing a charming bastide, the property hosts an exciting array of experiences brimming with the pleasures and refinement of the envied art of living in Provence.

Details:

Rooms : 6 rooms

Surface area: 215 m²

Land: 3049 m² (3,049 sq ft)

Heating : Underfloor, Heat pump, Individual

Hot water : Heat pump

Type of waste water treatment : Main sewer

Condition : Excellent condition

Exposition : East South-East

View : Garden

Built in : 1983

LOCAL TAXES

Taxe foncière: **2465 EUR**

Ground floor:

I Bedroom 14 m²

I Bedroom 9.7 m²

I bedroom 9.37 m²

I Room 18 m²

I Shower room / toilet 3.8 m²

I Bathroom / toilets 15 m²

I Corridor 6 m²

I Storeroom 6.41 m²

I Kitchen 13.26 m²

I Living room 51 m²

I Entry 11 m²

1st floor:

I Landing 5.7 m²

I Bedroom 17 m²

I Bathroom / Toilet 8.74 m²

I Dressing room 8.42 m²

Peaceful enclosed garden with fruit and olive trees:

- 3 carport,

-2 large workshops,

- swimming pool (9x5) in mosaic.

For more information, contact us !

NOTES