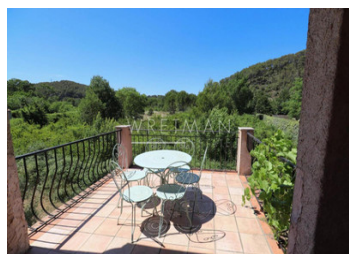


Provençal villa in quiet residential area with beautiful view - Les Arcs



INFORMATION

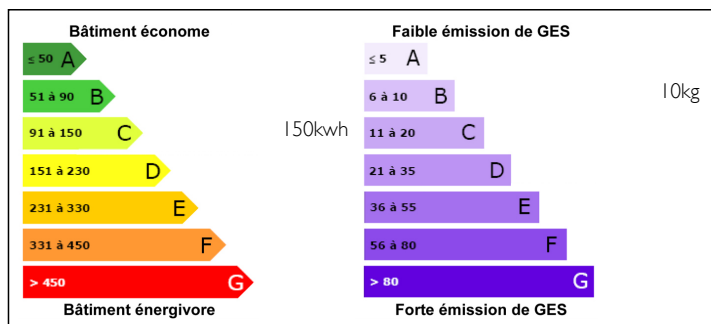
Town:	Les Arcs
Department:	Var
Bed:	6
Bath:	2
Floor:	208 m2
Plot Size:	1200 m2



IN BRIEF

This villa of 208 m² has all its provençal charm on the outside, yet it is modern on the inside. It is located on the hills above Les Arcs with a splendid view, in a quiet cul de sac. On the ground floor you find a hall, large living/dining room with equipped kitchen opening out onto a large covered terrace to the south and another terrace to the east. There are three spacious bedrooms on this floor and a modern shower room and toilet. On the second floor there is a large covered south facing terrace, an equipped kitchen and a large living/dining room opening out onto the covered south facing terrace with a magnificent view on the Rocher de Roquebrune. There is a second terrace on the north side with a view on the surrounding countryside. This floor has another three bedrooms, a toilet and a modern shower room. The...

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

This villa of 208 m² has all its provençal charm on the outside, yet it is modern on the inside. It is located on the hills above Les Arcs with a splendid view, in a quiet cul de sac.

On the ground floor you find a hall, large living/dining room with equipped kitchen opening out onto a large covered terrace to the south and another terrace to the east.

There are three spacious bedrooms on this floor and a modern shower room and toilet.

On the second floor there is a large covered south facing terrace, an equipped kitchen and a large living/dining room opening out onto the covered south facing terrace with a magnificent view on the Rocher de Roquebrune. There is a second terrace on the north side with a view on the surrounding countryside. This floor has another three bedrooms, a toilet and a modern shower room. The house is in good condition, all bedrooms have wardrobes. It is split up in two separate units, but can be easily remade into one living space if desired. In the closed garden of 1200 m² there is a 10 x 5 m swimming pool and a garden shed. An ideal home for rental or for a large or extended family.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

NOTES