

Lovely house in Provence with 5 bedrooms, large double garage and wonderful gardens with olive grove.

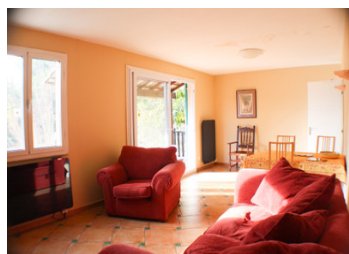


## INFORMATION

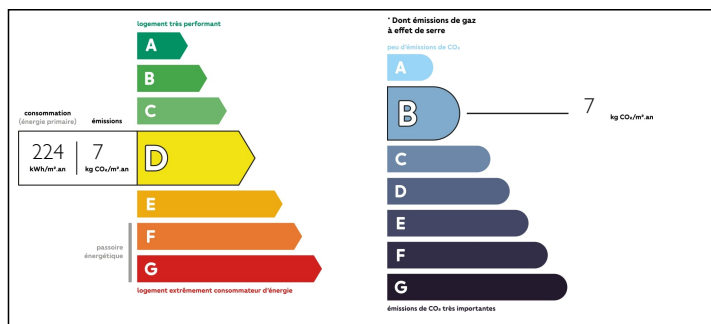
Town:	Saint-Julien
Department:	Var
Bed:	5
Bath:	2
Floor:	138 m2
Plot Size:	4934 m2

## IN BRIEF

This pretty detached property has living / dining room, sun room, kitchen and 5 bedrooms, currently 2 offices and 3 bedrooms. There is a large garage of 44m<sup>2</sup> and wonderful garden grounds of 4934m<sup>2</sup> surrounding the property, including an olive grove and little vineyard. It is in a quiet location and is situated near the village of St Julien le Montagnier. The best of Provence is on your doorstep! Lakes, mountains, and just an hour from Aix en Provence and Marseille Airport.



## 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.



## LOCAL TAXES

**Taxe foncière: 1364 EUR**

## NOTES

## DESCRIPTION

This charming property comprises on the ground floor, entrance hall, fully fitted kitchen, utility room, sun room, living room / dining room with wood burning stove and patio doors, shower room with W.C. 2 bedrooms currently used as offices. Upstairs are a further 3 bedrooms and bathroom.

Outside there is a summer kitchen and covered terrace with pizza oven ideal for alfresco dining. Large double garage of approx 44m<sup>2</sup>, wooden chalet, toilet with shower, storage rooms and wine cave. The large garden and grounds of 4934m<sup>2</sup> includes lovely olive groves, vines and fruit trees. The nearby village of St Julien le Montagnier has baker, shop, post office, butcher, pharmacy and primary school etc. The property is also situated within half an hour of the lovely town of Manosque and the spectacular Gorges du Verdon. The airport of Marseille, the TGV station and the beautiful city of Aix-en-Provence are 1 hour away.

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