

Property with garden and garage a short drive to Lorgues

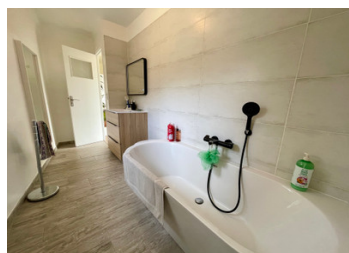
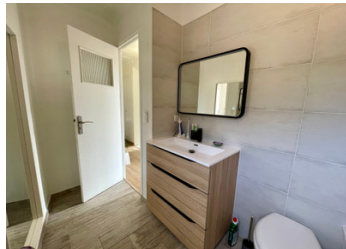


## INFORMATION

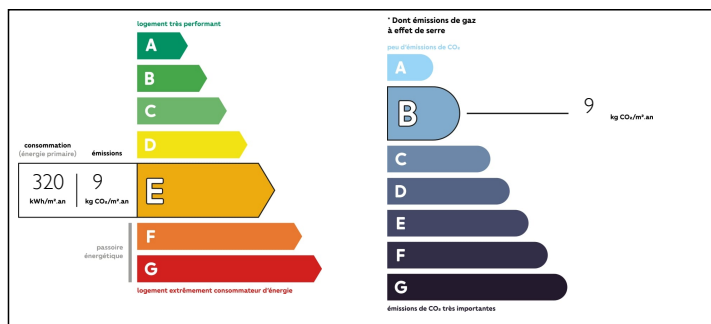
Town:	Le Thoronet
Department:	Var
Bed:	3
Bath:	1
Floor:	86 m2
Plot Size:	242 m2

## IN BRIEF

This fully renovated property offers spacious living with three bedrooms a great sized living area and a well-equipped kitchen. It also has a garage and garden that is south-facing with a lovely sunny terraced area. The property has the option to create a studio with one of the bedrooms offering private access.



## 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

Situated in a small Hameau in a country setting this great south-facing property ticks many boxes, a short drive to a popular market town or equally to a traditional provençal village with most basic amenities. The property has been fully modernised and on entering you will find a well equipped modern kitchen and a small hallway that leads into a spacious living area with wood burning insert and doors leading out onto the south-facing garden.

Up the stairway onto the first floor are three double bedrooms and a family bathroom. One of the bedrooms is situated at the far end of the property and has access to the exterior with a high ceiling and feature beams this could make a great additional studio.

To the exterior, there is a pretty south-facing garden which is low maintenance and a good-sized garage which is fully fenced and has a utility storage area.

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

## NOTES