

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

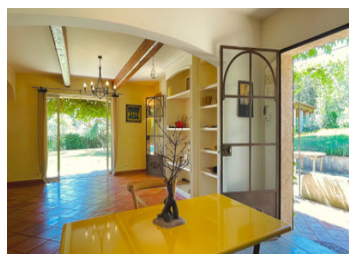


## INFORMATION

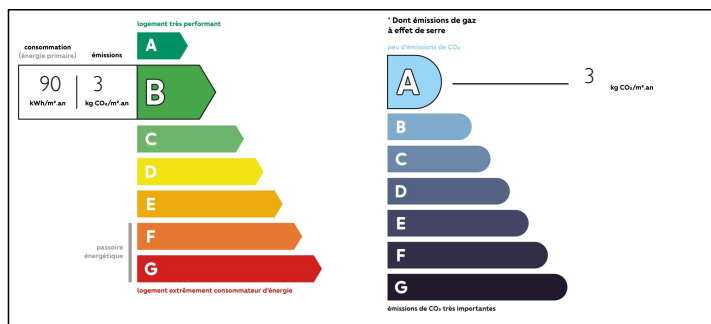
Town:	Salernes
Department:	Var
Bed:	4
Bath:	3
Floor:	215 m2
Plot Size:	3049 m2

## 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 m<sup>2</sup>, 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.

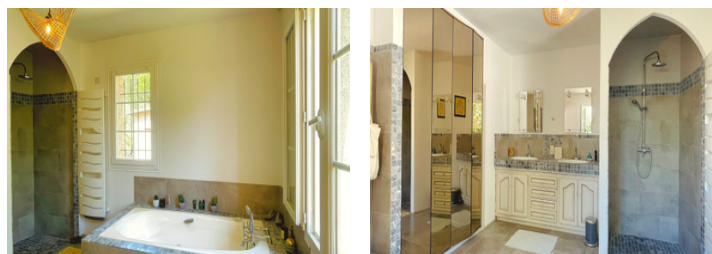


## ENERGY - DPE



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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 m<sup>2</sup>

Land: 3049 m<sup>2</sup> (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**

## NOTES

Ground floor:

I Bedroom 14 m<sup>2</sup>

I Bedroom 9.7 m<sup>2</sup>

I bedroom 9.37 m<sup>2</sup>

I Room 18 m<sup>2</sup>

I Shower room / toilet 3.8 m<sup>2</sup>

I Bathroom / toilets 15 m<sup>2</sup>

I Corridor 6 m<sup>2</sup>

I Storeroom 6.41 m<sup>2</sup>

I Kitchen 13.26 m<sup>2</sup>

I Living room 51 m<sup>2</sup>

I Entry 11 m<sup>2</sup>

1st floor:

I Landing 5.7 m<sup>2</sup>

I Bedroom 17 m<sup>2</sup>

I Bathroom / Toilet 8.74 m<sup>2</sup>

I Dressing room 8.42 m<sup>2</sup>

Peaceful enclosed garden with fruit and olive trees:

- 3 carport,
- 2 large workshops,
- swimming pool (9x5) in mosaic.

For more information, contact us !

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