

Large, tastefully decorated home set on nearly a hectare of fertile land. Near the coast and amenities.

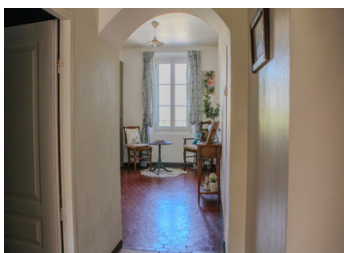


INFORMATION

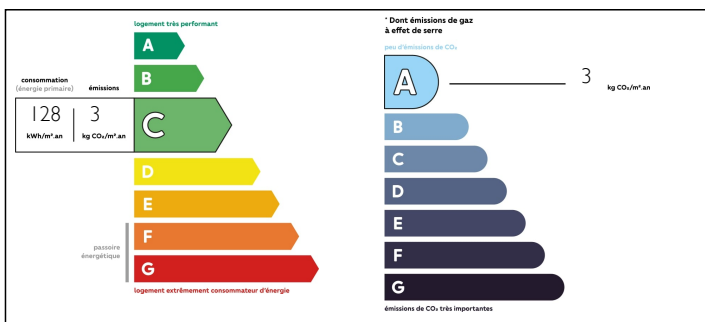
Town:	La Garde
Department:	Var
Bed:	4
Bath:	2
Floor:	175 m2
Plot Size:	9072 m2

IN BRIEF

A unique family property within easy reach of local beaches which offers a country setting, fantastic views of the surrounding mountains, and within 10 minutes of all major amenities. The home is partially energy independent, has a sustainable footprint, and could offer its new owners the ability to exploit its lands easily. Nearly one hectare of land, a small pond, a water well providing enough water year round, access to the Canal de Provence water district for potential agricultural use make this home an ideal option for anyone wanting to live independently close to town.

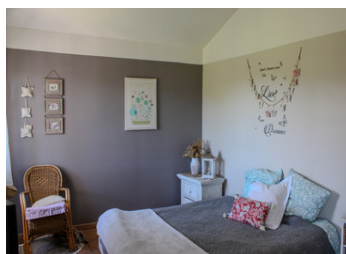


ENERGY - DPE



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: 3000 EUR

NOTES

DESCRIPTION

A family home of 175m² set on a plot of land of 9072 m². The home offers 4 bedrooms, 2 bathrooms and three WCs, the master being located on the ground floor with an en suite bathroom and walk-in closet. An entrance hall allows access to a study, WC, and technical room on the right, stairs leading up to the first floor above and on the left, the living, dining, kitchen and beyond, at the rear of the home, the master suite. The first floor landing at the top of the stairs will offer access to 3 additional bedrooms, one bathroom, and a WC.

The extensive grounds include a semi buried pool measuring 6x12 meters with a maximum depth of 1.5 meters. Double filtration system ensures smooth operation year round. A large solar array is located discreetly beyond a hedge to the west of the home, this offering up to 10kw per day of energy, which provides 70% of the home's existing energy needs. The home is fed by a well and this covers the entire property's current needs. New owners could connect to the Canal de Provence water system for a nominal fee and get access to low cost, large debit water for agricultural needs.

A small pond on the property's edge fills every year naturally and is a lovely site to relax and welcomes birds, frogs, shrimp and with a little improvement, could keep fish. The grounds throughout the property have been meticulously...