

Pretty 96.99 m stone village house with 3 bedrooms and 49 m of outdoor space in PROVENCE



## INFORMATION

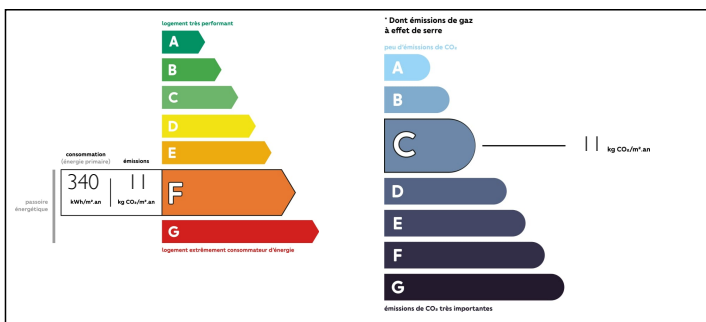
Town:	Entrecasteaux
Department:	Var
Bed:	3
Bath:	1
Floor:	96.99 m2
Plot Size:	49 m2



## IN BRIEF

In a bubble of softness in the heart of ENTRECASTEAUX, a refuge in the middle of nature, combine authenticity and Provencal spirit of this pretty house of 96.99 m<sup>2</sup>, 4 rooms, including 3 bedrooms, with 1 bathroom and a garden of 49 m<sup>2</sup>. Just 1 hour from the Mediterranean coast and its beaches, the village is surrounded by villages such as COTIGNAC and LORGUES. Easy access to the international airports of Marseille and Nice. A perfect combination of privacy and proximity to the region's attractions, as well as an opportunity to enjoy the Provencal lifestyle in a quiet, authentic setting.

## ENERGY - DPE



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## LOCAL TAXES

Taxe foncière: **809 EUR**

## NOTES

## DESCRIPTION

In the heart of the village of ENTRECASTEAUX, located in a quiet street, this charming stone village house, typical of Provence, offers the following features:

Living area of 96.99 m<sup>2</sup>, offering comfortable living space.

The house includes 3 bedrooms, offering ample space for residents or guests.

In addition, it has 49 m<sup>2</sup> of outdoor space, in the form of a terrace, offering opportunities to enjoy the Mediterranean climate and picturesque landscapes of the region.

The use of stone in the construction adds character and authenticity to the house, in keeping with the traditional architectural style of Provence.

The house, built with thick walls and on 3 levels, is composed as follows:

First floor:

- entrance hall, storeroom, wc, kitchen opening onto living room;

1<sup>st</sup> floor:

- landing, bedroom 1 and bathroom with wc;

2<sup>nd</sup> floor:

- level, bedroom 2 and bedroom 3;

Next floor - the Attic :

A staircase gives access to the attic. An attic with ample storage capacity.

Details

Year of construction: before 1948

Living area: 96.99 m<sup>2</sup> (96.99 sq. ft.)

Rooms : 4

Bedrooms: 3

Outdoor space: 49 m<sup>2</sup>

Orientation: south-south-west

Heating: wood-burning stove (logs).

Wastewater treatment: collective sanitation.

Immerse yourself in the authenticity and potential of this village house.

Be inspired by the gentleness, pleasures and