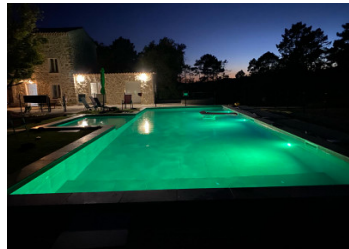
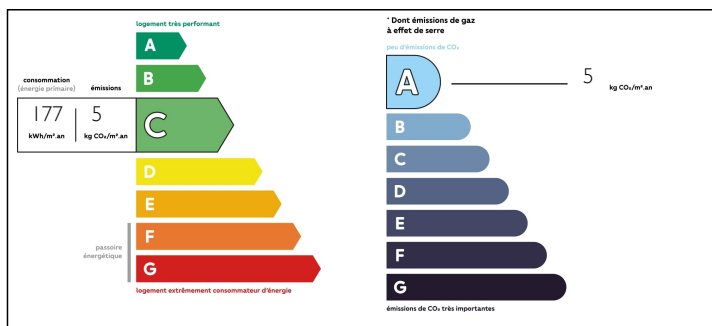


Stone property of 165 m with 2.4 hectares in absolute calm, swimming pool and 200m2 of annexes



ENERGY - DPE



INFORMATION

Town:	Saint-Paul-en-Forêt
Department:	Var
Bed:	5
Bath:	2
Floor:	164.5 m²
Plot Size:	24000 m²

IN BRIEF

Huge potential for this splendid stone bastide nestled in the heart of unspoilt countryside, offering a peaceful retreat from the hustle and bustle of city life. Completely renovated with a 50 m² extension, this home offers a modern and luxurious living environment, located in the commune of Saint Paul on the edge of the beautiful village of Fayence. With 5 bedrooms, 4 bathrooms and a fully-equipped kitchen, this bastide is ideal for welcoming family and friends in the greatest comfort. The renovation dates back 2-3 years and guarantees an impeccable interior. The spacious 40 m² living room is warm and inviting. Outside, you'll find a refreshing new swimming pool, pool house and boules pitch. A 200 m² annexe comprising a double garage, a two-storey workshop and an outdoor shed with shower room and toilet, this property offers generous, functional living space. The vast 2.4-hectare grounds offer peace and quiet.

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: 1441 EUR

NOTES

DESCRIPTION

Discover this splendid stone bastide nestled in the heart of unspoilt nature, offering a peaceful retreat from the hustle and bustle of city life. Completely renovated with an approved 50 m² extension, this home offers modern, luxurious living, located in the commune of Saint Paul on the edge of the beautiful village of Fayence.

The meticulous renovation, carried out only 2-3 years ago, guarantees an impeccable interior, where every detail has been carefully thought out to offer optimum comfort. With 5 bedrooms, 4 bathrooms and a fully equipped kitchen, this bastide is ideal for welcoming family and friends in the greatest comfort.

The spacious 40 m² living room is the perfect place to relax and enjoy moments of conviviality, while the harmony between old-world charm and modern conveniences creates a warm and welcoming atmosphere.

Outside, you'll find a refreshing swimming pool, pool house and boules court, offering endless possibilities for outdoor entertaining. What's more, the original permit even included a soccer pitch, and a dining room and bedroom extension is already approved in the latest permit.

With 165 m² of living space and a 200 m² annex comprising a double garage, a two-storey workshop and an outdoor shed with shower room and WC, this property offers generous, functional living space.

The vast 2.4-hectare plot, soon to be fenced for 400 meters with a jogging track, offers an idyllic setting for taking full advantage of the surrounding nature. Don't miss this unique opportunity to acquire a prestigious residence.

Information about risks...