

Pretty in Provence, 3 bedroom house with garden and pool, quiet location in Moissac-Bellevue near Aups



## INFORMATION

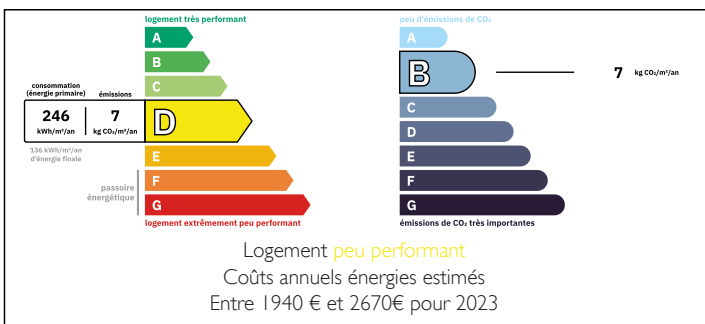
Town:	Moissac-Bellevue
Department:	Var
Bed:	3
Bath:	2
Floor:	115 m2
Plot Size:	660 m2



## IN BRIEF

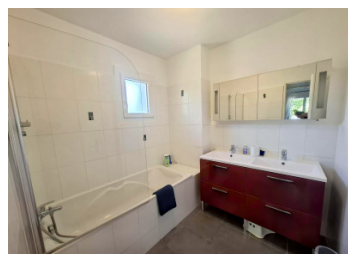
Idyllic house in Provence, in the lovely hilltop village of Moissac-Bellevue. In a quiet location just a 5 minute walk to restaurants and Hotel. On the ground floor the property has a spacious living / dining room, kitchen, double bedroom and bathroom. On the first floor there are a further 2 double bedrooms and shower room. The pretty provencal house has a lovely and fully enclosed, easily maintained garden with outside plunge pool and dining terraces. The property is available fully furnished and ideal as a second home, to rent out or as a permanent home. There is space for parking and 2 garden sheds. The Lac de Ste Croix is only a few minutes drive for water sports. The nearby village of Aups has restaurants, market and all amenities. Access from Nice or Marseille Airport...

## 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

The house comprises on the ground floor - entrance hall, spacious and light filled living / dining room with fireplace, fully fitted kitchen, double bedroom, bathroom and W.C.

Upstairs are a further 2 double bedrooms and shower room with W.C.

The mature garden grounds are fully enclosed and surround the house and there is a beautiful plunge pool.

The house is in an ideal location in the village, calm and quiet but only a few minutes walk to the restaurants and hotel. Moissac-Bellevue is a beautiful hill top village and only a 5 minute drive to the larger village of Aups for supermarket, doctor, pharmacy, weekly markets, shops, schools etc. The nearby and fabulous Lac de Ste Croix provides a wonderful range of water sports. The surrounding landscape is classic Provence with, vineyards, lavender fields and olive groves. Access by plane from Nice or Marseille or the TGV at Aix-en-Provence

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

## LOCAL TAXES

Taxe foncière:

1169 EUR

## NOTES