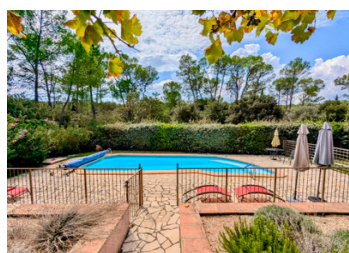
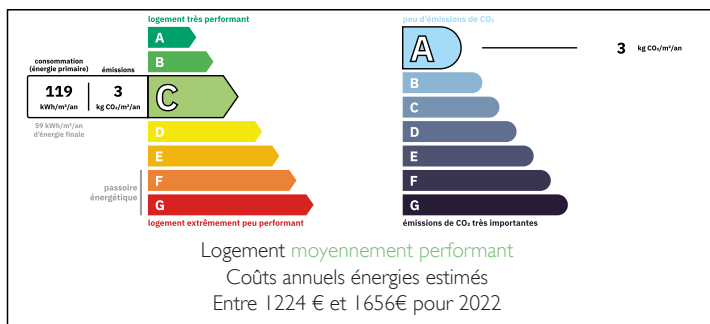


Charming Four Bedroomed Bastide with pool and land

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Les Arcs
Department:	Var
Bed:	4
Bath:	2
Floor:	138 m2
Plot Size:	4000 m2

IN BRIEF

Bastide-Style Villa with pool and a Hobby Vineyard a short drive to a popular Medieval Village with a train station with main line trains incorpor
4 spacious double bedrooms | 2 bathrooms
Open-plan kitchen, dining & living area
Double garage with storage
4,000m² of landscaped grounds
Private pool with sun terraces
Small vineyard on the property
Peaceful, sought after neighbourhood
Ideal as a permanent home, holiday retreat, or investment

This beautifully presented bastide-style villa offers classic Provençal charm combined with modern comfort, set in a prime location in the South of France. The open-plan ground floor flows effortlessly to the outdoor terraces and pool area, perfect for entertaining and al fresco dining. Upstairs, the four bright double bedrooms enjoy serene views of the

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 habitation: EUR

NOTES

DESCRIPTION

Nestled in a sought-after neighbourhood just a short drive from one of the region's most popular villages, this charming bastide-style residence blends traditional Provençal elegance with modern comfort. Set on a generous 4,000m² plot, the property offers the quintessential South of France lifestyle, complete with a private pool, sun-drenched terraces, and even a small hobby vineyard and several olive trees. The house features four spacious double bedrooms and two bathrooms, with all bedrooms located on the upper floor to maximize privacy and views. The heart of the home is an open-plan living space, integrating the kitchen and dining space, and lounge areas—perfect for entertaining or relaxed family living.

Additional highlights include a double garage, ample outdoor terraced space including a spacious covered dining entertaining area and beautifully natural gardens. Also solar panels providing all the hot water. Whether you're seeking a peaceful full-time residence, a holiday home, or an investment property in one of France's most desirable regions, this bastide is a rare find.

An exceptional opportunity this tastfully designed Bastide offers many facilities and ticks many of the Boxes.

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