

Ref: A37341CRR83

Price: 498 000 EUR

agency fees to be paid by the seller

Villa with Pool, Workshops, and Spacious Garden - Walking Distance to Le Luc-en-Provence Town Centre







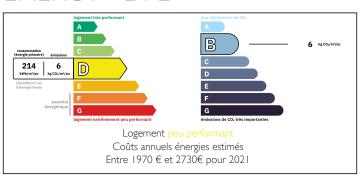








FNFRGY - DPF



INFORMATION

Town: Le Luc

Department: Var

Bed: 3

2 Bath:

Floor: 140 m² Plot Size: 4674 m2

IN BRIFF

In the heart of the village of Le Luc-en-Provence, this 140 m² home, set on a 4674 m² plot, offers a true haven in nature, combining authenticity with the Provençal art of living.

The house comprises three bedrooms, a study, a living and dining room, a veranda, a separate kitchen, a shower room, a bathroom, and separate WC.

The property also includes several annexes: beautiful terraces, a garage, two workshops, and a summer kitchen, providing an additional surface area of 94 m^2 .

You'll also find a swimming pool and a private well that partially supplies the property's water consumption, making it more economical to run.

charming village Located in the Luc-en-Provence, in the heart of the region, this

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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.



LEGGETT

IMMOBILIER INTERNATIONAL

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LOCAL TAXES

Taxe foncière: 1893 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

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Just a few minutes' walk from the centre of Le Luc-en-Provence, in a quiet residential area, this elegant villa built in 1975 offers at least 140 m² of living space, along with more than 84 m² of additional surface spread across workshops and a garage, all set on a beautifully landscaped 4674 m² plot.

The property impresses with its generous volumes, high ceilings, and sunny terraces that invite you to enjoy the Provençal way of life.

On the garden level, a spacious veranda leads into a charming living room with exposed beams and direct access to the terrace. The separate kitchen completes this warm and inviting living space. A hallway with built-in cupboards leads to two bedrooms, a study, a shower room, and separate WC.

To the left of the entrance, the more recent part of the house—built in 2007—features a large 46 m² bedroom on the first floor with its own bathroom and WC. This extension is also connected to the basement by an internal staircase, where you'll find a 23 m² garage currently used as a workshop, and a second 22 m² workshop.

Comfort and Features:

Reversible air-conditioning (air-to-air heat pump) in all rooms

windows with double glazing

Electric aluminium roller shutters and traditional wooden shutters

Direct access to the garden from all rooms on the garden level via French doors

Electric inertia radiators (accumulation type) for heating

Wood-burning stove in the living room

International: +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees. Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr