

## Villa with Pool, Workshops, and 4674m2 of land – Walking Distance to Le Luc-en-Provence Town Centre



## INFORMATION

Town:	Le Luc
Department:	Var
Bed:	3
Bath:	2
Floor:	140 m <sup>2</sup>
Plot Size:	4674 m <sup>2</sup>

## IN BRIEF

In the heart of the village of Le Luc-en-Provence, this 140 m<sup>2</sup> home, set on a 4674 m<sup>2</sup> plot (building area), offers a true haven in nature, combining authenticity with the Provençal art of living.

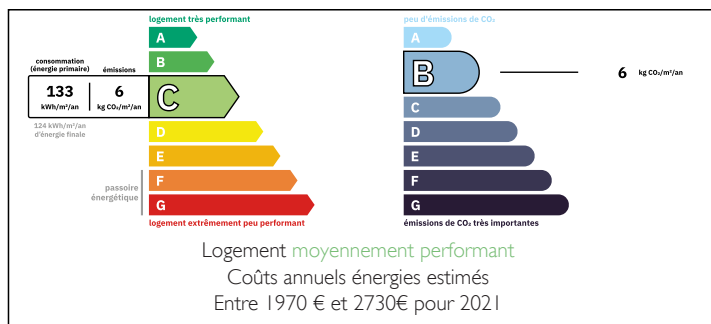
The house comprises three bedrooms, a study, a living and dining room, a veranda, a separate kitchen, a shower room, a bathroom, and separate WC.

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

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.

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

## ENERGY - DPE



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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.



## DESCRIPTION

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

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 m<sup>2</sup> of living space, along with more than 84 m<sup>2</sup> of additional surface spread across workshops and a garage, all set on a beautifully landscaped 4674 m<sup>2</sup> plot (building area).

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 m<sup>2</sup> 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 m<sup>2</sup> garage currently used as a workshop, and a second 22 m<sup>2</sup> 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

## LOCAL TAXES

Taxe foncière: **1893 EUR**

## NOTES