

## Investment opportunity - 3 bedroom house on a residential domaine with swimming pool, restaurant and bar



## INFORMATION

Town:	Fayence
Department:	Var
Bed:	3
Bath:	2
Floor:	87 m <sup>2</sup>
Plot Size:	45 m <sup>2</sup>



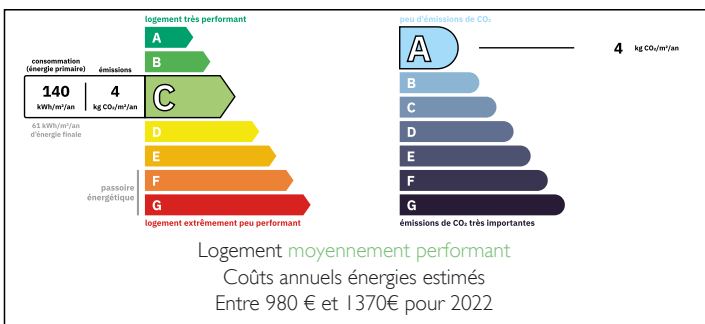
## IN BRIEF

A 3 bedroom, 2 bathroom house, situated on a well maintained residential domaine. The house has a private terrace and garden.

There is a large communal swimming pool / spa, bar and restaurant and tennis courts.

The property is currently in a leaseback scheme with guaranteed rental income of €10,000 p.a. and 4 weeks of personal use.

## 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 domaine is gated and there is a reception area to welcome guests.

The property is situated a short walk from the main activities, including a communal swimming pool and spa, restaurant and bar.

Upon entering the house, there is an open plan kitchen with dining table and doors opening onto a covered terrace and private garden. There is also a living room, guest WC and small bedroom / office.

Upstairs, there are 3 double bedrooms. The master bedroom has a balcony and shower room. There is also a family bathroom.

The leaseback scheme provides a rental income of just over €10,000 and allows the owner to have 4 weeks of personal usage per year (low and mid season).

Domaine charges are €2022 p.a.

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Co-owned building of 128 units  
Provisional annual charges: 2022€

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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: 1285 EUR**

**Taxe habitation: EUR**

## NOTES