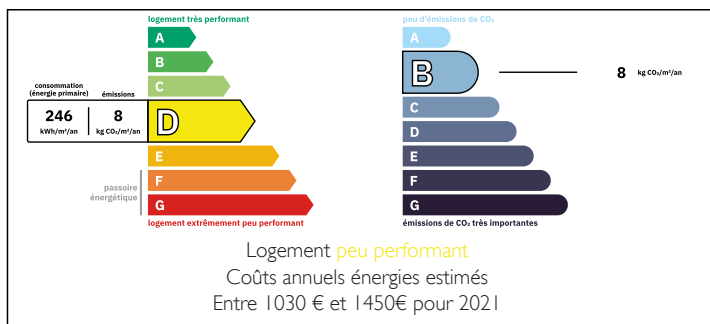


Superb modernized house+Provence village+terrace with extraordinary view+renting potential+ideally musician



ENERGY - DPE



INFORMATION

Town:	Bagnols-en-Forêt
Department:	Var
Bed:	3
Bath:	1
Floor:	120 m²
Plot Size:	15 m²

IN BRIEF

Discover this charming, renovated and modernized village house with a terrace offering an exceptional view in Bagnols-en-Forêt, a highly sought-after area that combines authenticity and modern comfort.

With a surface area of approximately 120 m², it features two independent living units, ideal for investment, rental opportunities, or welcoming family and friends. A fully equipped music room adds a warm, convivial touch.

On the ground floor, you'll find a 23 m² studio with a dining area and toilet, as well as an adjoining 32 m² room that can be customized to your needs—whether as a workshop, office, or gym.

The main living area of 70 m² includes a fitted kitchen, a bright living room that opens onto a south-facing terrace with no overlooking neighbors, ensuring peace and privacy.

Upstairs, there's a bedroom, an Italian-style shower room, and a converted attic space.

Conveniently located near...

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

Discover this charming, renovated and modernized village house with a terrace offering an exceptional view in Bagnols-en-Forêt, a highly sought-after area where authenticity and modern comfort meet in perfect harmony.

Ideal for those looking for a unique place, this property of approximately 120 m² offers a variety of possibilities, particularly thanks to its layout as two independent living units.

Whether you're looking to invest or benefit from a flexible space, this house can be partially or fully rented out, allowing you to generate additional income or welcome family and friends in a privileged setting.

A music room equipped with a high-quality sound system is also included—perfect for music lovers or for hosting relaxing and convivial moments.

On the ground floor, a 55 m² space includes a 23 m² studio with a dining area and toilet, with the possibility of adding a shower room to suit your needs. An adjoining 32 m² room offers a versatile space to be arranged as you wish: a workshop, office, treatment room, or gym.

A second independent entrance leads to the main part of the house, about 70 m², featuring a fully equipped kitchen open to a laundry room, and a bright living area that opens onto a south-facing terrace with no overlooking neighbors—ideal for soaking up the sun and enjoying peaceful surroundings.

Upstairs, there is a cozy bedroom, an Italian-style shower room with double sinks, and a converted attic space that can serve as an extra bedroom or office thanks to its skylights.

Located just...

LOCAL TAXES

Taxe foncière: 690 EUR

Taxe habitation: EUR

NOTES