

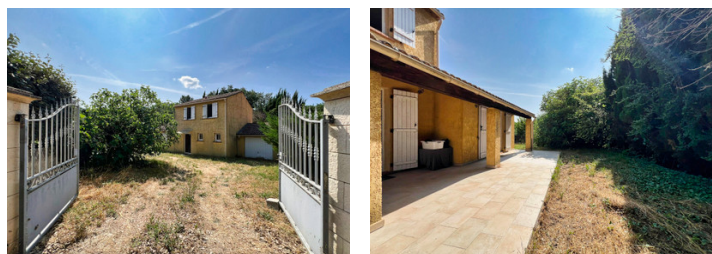
Quiet Family Villa with 3 Bedrooms, Garden and Garage – Walking Distance to Gonfaron Town Centre



EXCLUSIVE

INFORMATION

Town:	Gonfaron
Department:	Var
Bed:	3
Bath:	2
Floor:	107 m ²
Plot Size:	800 m ²

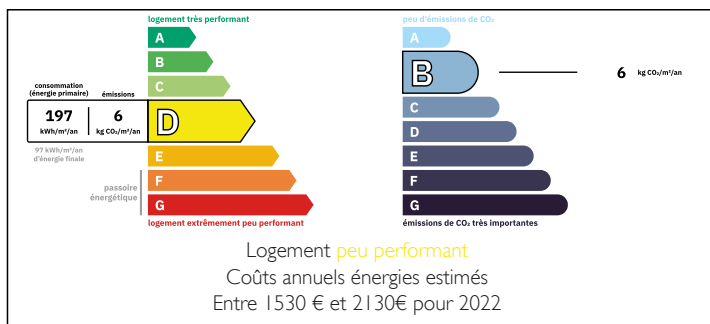


IN BRIEF

Preliminary sales agreement signed - Charming 107 m² villa and a good size garage, located just a short walk from the center of Gonfaron, in a quiet residential area. Built in 2006 on a flat, pool-ready 800 m² plot bordering the Aille River (not in a flood zone), the property features a spacious, light-filled living room with a fully equipped open-plan kitchen, 3 bedrooms (including one on the ground floor with an en-suite shower room), a bathroom, and a separate WC. Highlights include a peaceful setting, bright rooms, double glazing, a shaded terrace, and immediate proximity to the village.

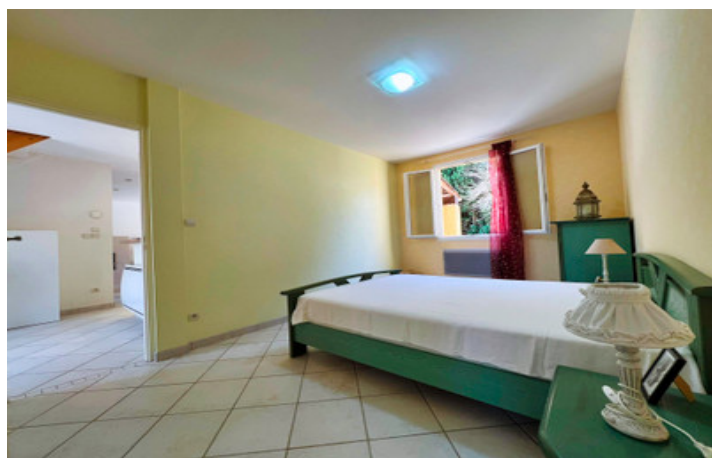


ENERGY - DPE



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

Preliminary sales agreement signed
Family Villa with Garden, walking distance from the Centre of Gonfaron

Located in a quiet and sought-after residential area within walking distance of the charming village centre of Gonfaron, this well-maintained 107 m² villa with an adjoining 20 m² garage sits on a flat, pool-ready plot of 800 m² bordered by the peaceful Aille river (not in a flood zone).

Built in 2006, the house offers the following layout:

Ground floor:

An entrance hall opens into a spacious and bright living room with direct access to a shaded terrace, an open-plan equipped kitchen, a bedroom with en-suite shower room, and a separate WC.

Upstairs:

Two bright and generously sized bedrooms and a bathroom.

Key features:

- Peaceful residential setting
- Walking distance to village amenities
- Spacious and well-lit bedrooms
- Double glazing, built-in wardrobes
- Flat, pool-compatible garden
- Attached garage

Set in a pleasant natural environment with a small stream at the edge of the property, this home is ideal as a primary residence or a holiday home, offering a perfect balance of comfort, nature, and convenience.

A must-see property!

LOCAL TAXES

Taxe foncière: 1793 EUR

Taxe habitation: EUR

NOTES