

3 bedroom villa situated in a quiet area with large garage for several cars, walking distance to the village



## INFORMATION

Town:	Saint-Paul-en-Forêt
Department:	Var
Bed:	3
Bath:	2
Floor:	109 m <sup>2</sup>
Plot Size:	1200 m <sup>2</sup>



## IN BRIEF

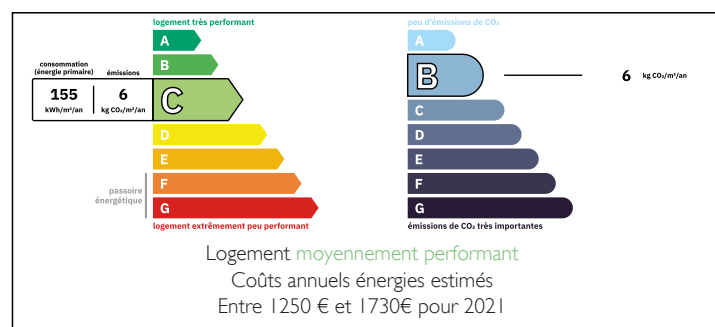
Discover this beautiful villa situated in a quiet area residential area, yet close to all amenities. Nestled at the end of a peaceful lane just 100 metres from a small road, this residence combines tranquillity and accessibility.

Built to modern insulation standards, it features double glazing, reversible air conditioning, fibre optic broadband and an automatic gate with videophone for your comfort and security. The property is immaculately maintained, offering you a peaceful living environment.

Outside, you will enjoy a 30 m<sup>2</sup> garage, spacious 70 m<sup>2</sup> cellars, a charming 16 m<sup>2</sup> stone bastidon, a 15 m semi-inground swimming pool, and enclosed grounds with trees and flowers, including 10 olive trees.

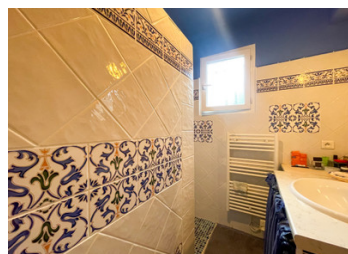
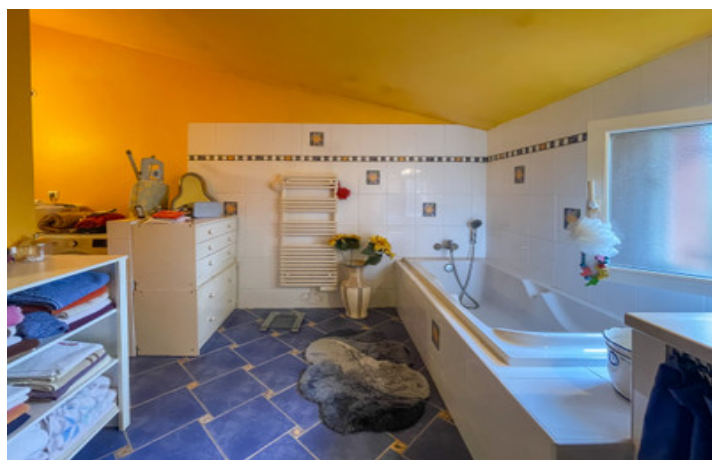
Located just 600 metres from the village with a school, this property is 20 minutes from the sea, 4 km from a golf course and close to a tennis court. A true...

## 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

Discover this beautiful villa located in a quiet area yet close to all amenities. Nestled at the end of a peaceful lane just 100 metres from a small road, this residence combines tranquillity and accessibility.

Designed to modern insulation standards, it features double glazing, reversible air conditioning and an automatic gate with a videophone for your comfort and security. Fibre optic broadband is also installed for easy connectivity. The property is immaculately maintained, offering you a peaceful living environment.

Outside, you will enjoy a 30 m<sup>2</sup> garage, spacious 70 m<sup>2</sup> cellars, and a charming 16 m<sup>2</sup> stone bastidon, ideal for entertaining or creating a relaxation area. The 15 m<sup>3</sup> semi-inground swimming pool with sand filtration invites you to relax, surrounded by enclosed grounds with trees and flowers, hedges, 10 olive trees, and various other species such as a fig tree and a quince tree.

Located just 600 metres from the village with a school, this property is 20 minutes from the sea, 4 km from a golf course, 800 metres from a tennis court and 600 metres from horse riding facilities. A true haven of peace, combining comfort, nature and proximity to leisure activities.

Don't wait any longer to discover this unique opportunity!

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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: 1222 EUR**

**Taxe habitation: EUR**

## NOTES