

character Provencal property with pool and double garage



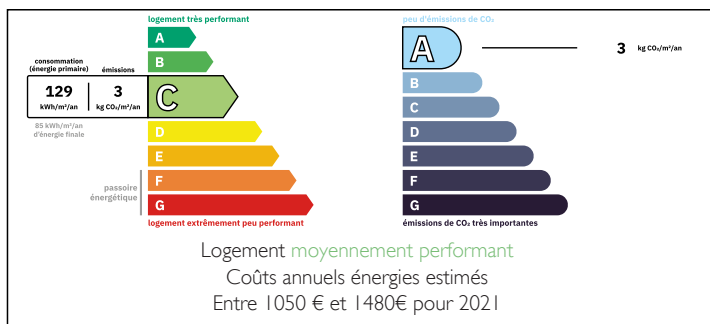
## INFORMATION

|             |         |
|-------------|---------|
| Town:       | Viduban |
| Department: | Var     |
| Bed:        | 3       |
| Bath:       | 2       |
| Floor:      | 127 m2  |
| Plot Size:  | 2890 m2 |

## IN BRIEF

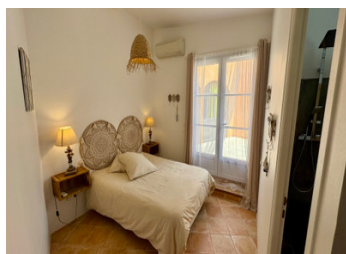
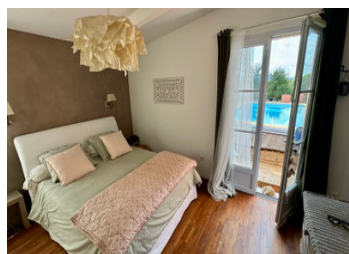
Beautifully maintained Provencal-style home of featuring 3 bedrooms including a master suite, a stunning cathedral-ceiling living room with fireplace, fully equipped kitchen, patio, double garage, and pool. Set in a peaceful environment, with large garden and pool /pool house ,yet close to most amenities combining comfort, elegance, and authentic charm

## 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.



## LOCAL TAXES

Taxe habitation: EUR

## NOTES

## DESCRIPTION

Charming Provençal Family Home with Pool, spacious terraces & Double Garage  
Prepare to fall in love with this beautifully maintained Provençal-style family home, offering 3 spacious bedrooms, a delightful patio, double garage, and a sparkling swimming pool.

Nestled in a serene and sought-after setting, this property perfectly combines comfort, character, and modern convenience.

The heart of the home features a magnificent living room with cathedral ceilings, complete with reversible air conditioning and a multi-flame fireplace — creating a warm, inviting ambiance for both relaxing and entertaining.

The fully equipped kitchen seamlessly connects to the dining area and an adjoining utility room, ensuring practicality and ease of living.

The night area includes two charming bedrooms with a shared shower room, as well as a private master suite with air conditioning, a walk-in dressing room, and its own ensuite shower room and WC.

Outdoors, a large patio elegantly separates the main house from the 54 m<sup>2</sup> double garage, while the summer kitchen and spacious covered terrace overlooking the pool area invite you to savor the Provençal lifestyle — perfect for long summer evenings and alfresco dining.

Meticulously maintained and recently repainted, this property requires no renovation work. Bright, spacious, and move-in ready, it's a rare opportunity for those seeking the authentic charm of Provence combined with modern comfort.

Set in a wonderful location a 30mins drive to st maxime and the stunning coastline , an hours drive to Nice airport and the train station at les arcs sur argens a 15mins drive...