

Spacious 4 bedroom village house with balcony and large garage / workshop

EXCLUSIVE



INFORMATION

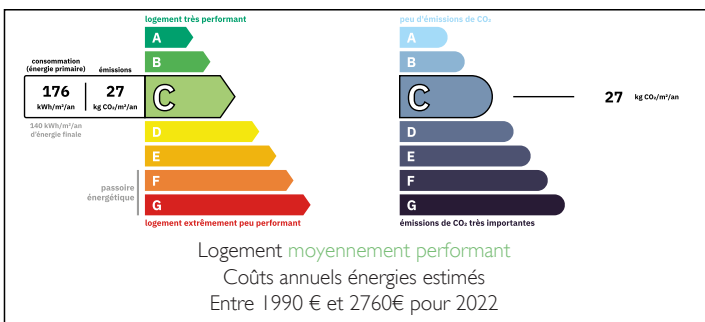
Town:	Saint-Paul-en-Forêt
Department:	Var
Bed:	4
Bath:	3
Floor:	113 m ²
Plot Size:	9 m ²



IN BRIEF

Situated in the centre of the pretty village of St-Paul-en-Forêt, this spacious four-bedroom village house offers flexible accommodation over three levels. The property includes a large garage, workshop and boiler room, a welcoming living area with wood-burning stove, and a kitchen with dining area opening onto a balcony ideal for outdoor dining. With a bedroom and en-suite on the main living level, plus a generous master suite and additional bedrooms upstairs, the layout is ideal for family living or hosting guests. An excellent choice as either a permanent home or an easy lock-up-and-leave holiday retreat in Provence.

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

Located in the heart of the charming village of St-Paul-en-Forêt, this attractive four-bedroom village house offers generous living space and excellent versatility, ideal as a family residence or a convenient lock-up-and-leave holiday home.

The ground floor features a large garage, workshop, and boiler room, along with the main entrance, providing ample storage and practical space.

A short staircase leads to the main living level, where you'll find a welcoming lounge with a cozy wood-burning stove, perfect for year-round comfort. The kitchen with dining area opens directly onto a balcony, an ideal spot for outdoor dining and enjoying village life. This level also includes a bedroom with en-suite shower room and a separate WC, offering flexibility for guests or single-level living.

The top floor comprises a spacious master suite with en-suite bathroom, two further bedrooms, a shower room, and a dedicated laundry room, creating a well-designed and functional sleeping area.

Situated in the centre of the village, with amenities within easy reach, this property combines character, comfort, and practicality in one of the Var's most picturesque settings.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

NOTES