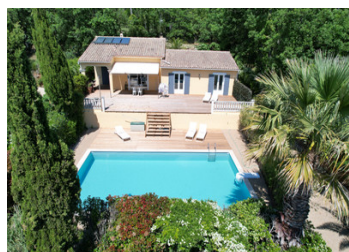
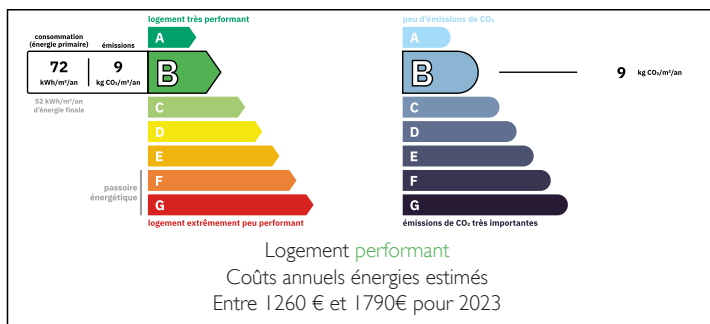


St Antonin du Var – villa – s. pool – 3 bedrooms – 165 m + 250 m basement – 1,891 m of land



ENERGY - DPE



INFORMATION

Town:	Saint-Antonin-du-Var
Department:	Var
Bed:	4
Bath:	2
Floor:	164 m²
Plot Size:	1891 m²

IN BRIEF

5 rooms – 3 bedrooms – 165 m² living space – 256 m² basement

Nestled in a true haven of peace in the heart of the village of Saint-Antonin-du-Var, this charming property offers 165 m² of living space, complemented by approximately 250 m² of basement area, all set on a 1,890 m² plot. It provides a privileged lifestyle combining nature, authenticity, and Provençal charm.

The house comprises four bedrooms, including a master suite with an en-suite shower room, a bright living room with dining area, a second shower room, and separate WC.

The property also benefits from several additional features, including beautiful terraces, a garage, and a swimming pool—perfect for enjoying the outdoor lifestyle and Mediterranean climate.

Ideally located in the picturesque village of Saint-Antonin-du-Var, in the heart of Provence, the

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

In a peaceful setting, this elegant single-storey detached villa stands out for its generous volumes, brightness, and modern comfort.

It comprises a beautiful living area with lounge, dining room, and a fully equipped open-plan kitchen, extended by a pleasant mezzanine of approximately 30 m². The night area offers a master suite with shower room and dressing room, as well as two additional bedrooms, a study, and a second shower room.

The property also benefits from an exceptional basement of approximately 250 m², offering rare potential for conversion (gym, private cinema, workshop, or games room).

LOCAL TAXES

Taxe foncière: 1450 EUR

NOTES

Layout:

Ground floor:

Entrance with storage: 11.70 m²

WC: 1.48 m²

Shower room: 5.40 m²

Bedroom 1: 12.30 m²

Bedroom 2: 14.26 m²

Study: 14.29 m²

Living / dining room: 37.93 m²

Kitchen: 10.85 m²

Utility room: 6.04 m²

Staircase to basement: 0.96 m²

Bedroom 3: 16.55 m²

Shower room + WC: 4.12 m²

Mezzanine: 28.28 m²

Basement:

Room 1: 87.43 m²

Room 2: 73.00 m²

Room 3: 11.77 m²

Boiler room: 22.65 m²

Room 4: 31.86 m²

Room 5: 29.70 m²