

Beautiful Villa in Saint Zacharie 2 master suites, large lounge and kitchen with large outbuilding.



## INFORMATION

|             |                |
|-------------|----------------|
| Town:       | Saint-Zacharie |
| Department: | Var            |
| Bed:        | 2              |
| Bath:       | 2              |
| Floor:      | 110 m2         |
| Plot Size:  | 828 m2         |

## IN BRIEF

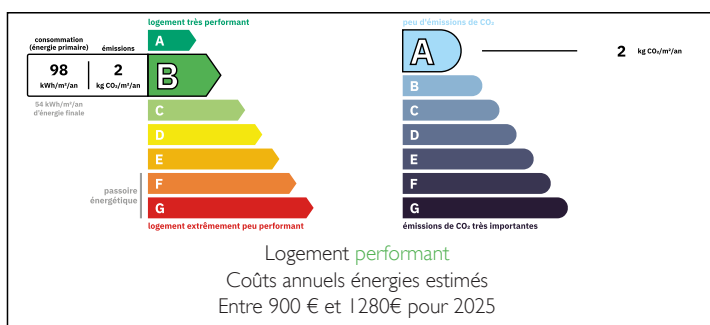
Ideally located, the property enjoys a peaceful and natural setting while remaining close to major transport links and everyday amenities:

Auriol motorway access just 6 km away  
Cassis within 30 minutes  
La Ciotat within 40 minutes

Just 17 minutes away, the Les Paluds commercial area in Aubagne — one of the largest retail zones in the Provence-Alpes-Côte d'Azur region, with more than 700 stores spread across 125 hectares — provides access to all major shops and services, including Auchan, Decathlon, Leroy Merlin, Boulanger, Cultura, Cabesto, and many others. A rare quality of life, offering all the conveniences of modern living without sacrificing peace and nature.

Saint-Zacharie is one of the 28 communes that form part of the Sainte-Baume Regional Natural Park, a

## 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

The Garlaban mountain range, immortalised by Marcel Pagnol, stretches across the surrounding landscape, offering exceptional scenery and countless opportunities for hiking, outdoor activities, and discovering the authentic Provençal way of life.

Bathed in sunshine thanks to its full south-facing orientation, the home offers generous living spaces and a warm, welcoming atmosphere throughout the year. The spacious open-plan living area flows beautifully into an elegant fully equipped shaker-style kitchen, creating the perfect setting for entertaining family and friends.

Fully tiled throughout for easy maintenance, the villa also benefits from excellent modern comforts including:

Daikin ducted reversible air conditioning,  
Invicta pellet stove,  
double glazing,  
electric roller shutters,  
fibre internet,  
Culligan water softener,  
300L hybrid hot water tank,  
mains drainage connection,  
excellent energy efficiency.

## LOCAL TAXES

**Taxe foncière: 1598 EUR**

## NOTES

The sleeping area features two beautiful master suites, each with its own modern en-suite shower room and built-in wardrobes. An additional separate WC completes the layout.

### Beautiful Outdoor Space

Outside, the fully private and flat 850 m<sup>2</sup> garden is a true peaceful retreat. The landscaped grounds include a variety of fruit trees — apple, cherry, plum and apricot — alongside Mediterranean herbs such as thyme, rosemary, mint and bay leaf, creating a genuine Provençal atmosphere.

The outdoor areas have been designed to fully enjoy