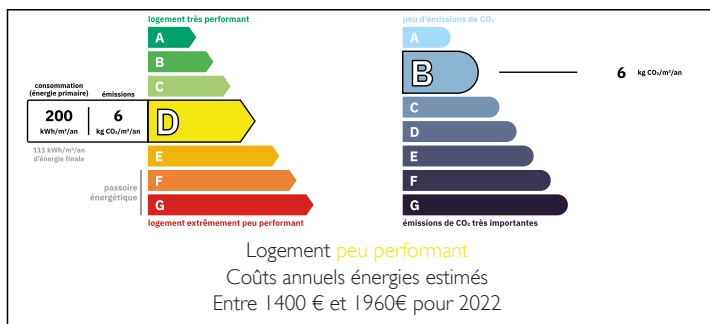


A charming Provençal house set in lush green surroundings



ENERGY - DPE



INFORMATION

Town:	La Bastide
Department:	Var
Bed:	4
Bath:	2
Floor:	118 m²
Plot Size:	1202 m²

IN BRIEF

Located in a quiet, lush setting, this 118 m² Provençal-style home will charm you with its practical layout and exceptional living environment. On the ground floor, you'll find a beautiful entryway, a guest restroom, a living room with a fireplace insert, a dining room with direct access to a lovely terrace featuring a built-in wood-fired oven, and an open-concept kitchen. Upstairs, you'll find 3 beautiful bedrooms, a half-bath, and a bathroom with a walk-in shower. Finally, on the ground floor, there's a room of approximately 16 m² with a sink and shower, which could serve as a laundry room or a studio. Outside, you'll find a magnificent flat lot with cypress trees.

A garage and a shed complete this property. This villa features reversible air conditioning, a fireplace insert, and an electric gate. A comfortable, easy-to-live-in home, perfectly designed for enjoying a pleasant daily life—don't...

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

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A comfortable, easy-to-live-in home, perfectly designed for enjoying a pleasant daily life—don't wait to come see it for yourself.

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

NOTES