



BEAUTIFUL PROVENÇAL PROPERTY IN A
DESIRABLE LOCATION WITH 4 BEDROOMS
LARGE GARDEN AND POOL

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PROPERTY FACT FILE	
REFERENCE	A41703JD83
PRICE	€ 895,000 £ 0* *agency fees to be paid by the seller
BEDROOM	4
BATHROOM	2
ACCOMMODATION	205 m ²
LAND	4000 m ²
TOWN	Flayosc
DEPARTMENT	
LOCATION	Village property
TYPE	Maison de Vacances, House, Country House
CONDITION	
FEATURES	Swimming Pool, Other Drainage, Garage
*Price based on current exchange rate which is subject to change	



- Spacious
- One Level underfloor heating throughout
- Large garden and Pool
- Light and well designed
- Desirable location close to amenities

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Spacious Provençal Villa with Pool & Large Gardens

- 204 m² living space on 4,000 m² of land
- 13 m x 6 m heated swimming pool with electronic cover
- 4 double bedrooms, including master with en-suite & dressing
- Open-plan living/dining area with underfloor heating, Geothermal

DESCRIPTION

Elegant Provençal South-Facing Villa with Exceptional Pool, Grounds & Modern Comforts. Spacious and Light Throughout. Ideal for a Family Home or Holidays

Discover the charm of the South of France in this beautiful Provençal-style villa, set on over 4,000 m² of private, landscaped grounds. Ideally located on the edge of a vibrant and desirable village, the property offers the perfect blend of tranquillity, convenience, and authentic Mediterranean living. Fibre-optic internet ensures easy remote working from abroad.

One of the great features of the property is a stunning 13 m x 6 m swimming pool with an electronic cover, surrounded by generous sun terraces—an exceptional setting for relaxing, entertaining, and enjoying long summer days. A spacious 52 m² double garage provides secure parking and excellent storage.

Inside, the villa features a bright, open-plan living and dining space, complete with underfloor heating and a traditional wood-burning fireplace, creating a warm and welcoming atmosphere all year round. The modern kitchen opens directly onto a covered terrace, ideal for al fresco dining. A laundry room provides extra storage and a utilities room.

This spacious home offers four comfortable double bedrooms, including a master suite with dressing room and en-suite bathroom. A second shower room with double basins and two separate WCs ensures practicality for family and guests. Plenty of built-in storage is found throughout.

Master bedroom 22.14m²
other bedroom...

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A41703JD83>

COMPLETE FILE AND PHOTO ON REQUEST



LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

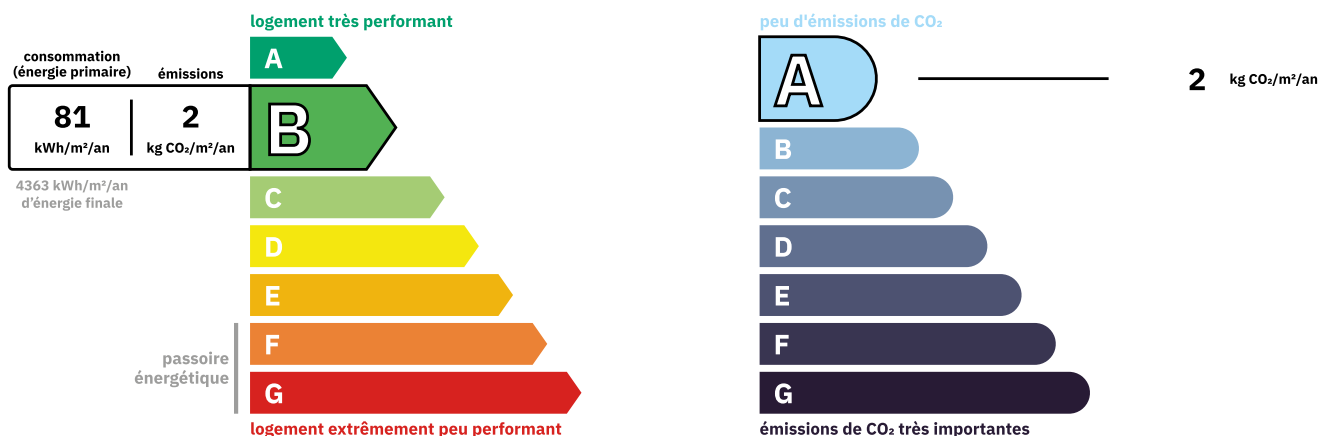
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Ref : A4I703JD83

ENERGIE-DPE

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



Property **Efficient**
Estimated annual energy costs
between 1326 € and 1794€ for 2023

NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchange rates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

Réf : A4I703JD83
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AND PHOTOS
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