LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL



ELEGANT PROVENÇAL VILLA WH HEATED POOL & EXOTIC GARDENS | BAGNOLS-EN-FORÊT, BETWEEN FRÉJUS & PAYS DE FAYENCE

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PROPERTY FACT FILE

REFERENCE	A48616NEM83
PRICE	€ 965,000 £ 0* *agency fees to be paid by the seller
BEDROOM	4
BATHROOM	3
ACCOMMODATION	185 m²
LAND	2200 m²
TOWN	Bagnols-en-Forêt
DEPARTMENT	
LOCATION	Village property
TYPE	Maison de Vacances, House, Country House
CONDITION	
FEATURES	Swimming Pool, Mains drainage, Garage

*Price based on current exchange rate which is subject to change





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- Bright 50 m²living room+fireplace+spacious terrace
- Garage and carpor+heat pump and air conditioning
- Views on the Blavet Gorges + heated swimming pool
- Peaceful residential surroundings+beaches 20 min.
- Four bedrooms, incl. ground-floor master suite

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ELEGANT PROVENÇAL VILLA WITH HEATED POOL & EXOTIC GARDENS - BAGNOLS-EN-FORÊT

Just 20 minutes from the Mediterranean beaches, discover this elegant 185 m² villa, built in 2005 and set within 2,200 m² of beautifully

DESCRIPTION

BAGNOLS-EN-FORÊT – ELEGANT PROVENÇAL VILLA WITH HEATED SWIMMING POOL & EXOTIC MEDITERRANEAN GARDENS

Nestled in a highly desirable residential setting near the charming Provençal village of Bagnols-en-Forêt, this elegant villa of approximately 185 m² offers an exceptional lifestyle combining tranquillity, modern comfort and authentic Mediterranean charm.

Set within 2,200 m² of beautifully landscaped grounds, the property enjoys a wonderfully peaceful atmosphere, lush vegetation and attractive views towards the spectacular natural landscapes of the Blavet Gorges.

Built in 2005 with particular attention to construction quality, thoughtful design and insulation, the residence successfully combines traditional Provençal architecture with the expectations of contemporary living.

An ideal property for international buyers seeking a comfortable permanent residence or an elegant holiday home within easy reach of the French Riviera.



GENEROUS, LIGHT-FILLED LIVING SPACES OPENING ONTO THE GARDENS

From the moment you enter, the villa reveals a welcoming atmosphere characterised by generous proportions and abundant natural light.

The spacious living room of approximately 50 m² forms the heart of the home. Featuring a fireplace, it provides an inviting setting for entertaining and relaxing throughout the year.

Large openings towards the exterior create a natural connection between the interior living spaces, terraces and landscaped gardens.

The fully equipped kitchen conn...



More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A48616NEM83

COMPLETE FILE AND PHOTO ON REQUEST

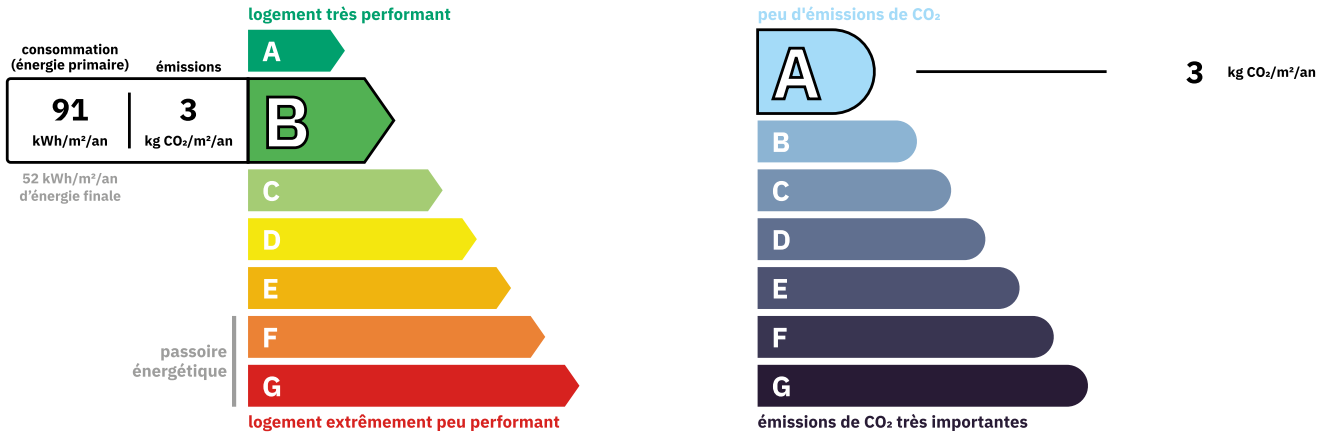
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Efficient
Estimated annual energy costs
between 1790 € and 2490€ for 2023

NOTICE

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

1: Quoted prices are subject to fluctuations in exchangerates. 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 :A48616NEM83
FILE COMPLETE AND PHOTOS ON REQUEST

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