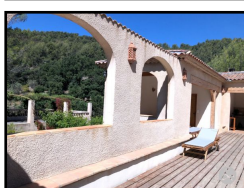




REAL ESTATE
PRESTIGE & CHARACTER



- Ref : 9722MAM
- Price : 1 158 000 €
- Location : Provence-Alpes-Côte d'Azur / Var



Family farmhouse and guest house of 270m² in a quiet environment in the heart of the Var nature with wooded land of 4880m² with a swimming pool of 8.5 x 4.30.





Ref : 9722MAM

Location

Living space : **270 m²**
Total potential : **0 m²**
Land surface : **4 880 m²**
Dependences : **yes**
Pool : **yes**
Advantages :
Near the sea
Mediterranean climate



Region : **Provence-Alpes-Côte d'Azur**
Department : **Var**

Price : **1 158 000 €**

Fees to be paid by the vendor

Full description

Built in 1974 and then extended in 2014, this 270m² family farmhouse also offers guest accommodation throughout the year.

Nestled in the heart of the Var countryside and close to the sea and amenities.

Entrance opening onto a ground floor apartment

Living room with equipped kitchen area 32m²

Bedroom 18m²

Shower room 5.40m²

WC 1,5m²

Cellar 4m²

Storage room / Office 25m² with cumulus

We access the ground floor by means of a staircase also overlooking the swimming pool bordered by



Maisons & Châteaux - 12 Place Alain de Solminihac - 46000 CAHORS - Tel +33 (0)5 65 35 63 32
contact@maisonsetchateaux.com - www.maisons-et-chateaux.com - www.maisonsdusud.com - www.maisons-du-lot.com

terraces.

Living room with fireplace 60m²

Kitchen 11m² with access to a cellar of 5m²

Shower room with WC 4.31m²

Bedroom1 16m² with Bathroom and Shower room of about 8m²

Bedroom2 11m²

Bedroom 3 13m²

Storage room 7.44m²

Clearances of approximately 7m²

Access to the 8.5m x 4.3m swimming pool equipped with a roller shutter.

Outdoor terraces running around the 80m² swimming pool

1st floor

This floor served by an independent staircase is dedicated to welcoming guests

With a total surface area of ??approximately 120m² with its private terrace

2 garages of 60m² each that can be used as a workshop



Box 19m²

Various

Septic tank, to be updated to actual standards

Hiking departures

Fruit trees

