



## Detached Villa with Swimming Pool



### Info Agente

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Experience since:	
Tipo de servicio:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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### Detalles del anuncio

Propiedad para:	Venta
Precio:	USD 477,235.88

### Ubicación

País:	Francia
Estado/Región/Provincia:	Provence-Alpes-Côte d'Azur
Código postal:	83470
Publicado:	22/04/2024

### Descripción:

REDUCED in price - Located in its green setting, close to the town of St Maximin la St Beaume, we find in a private setting this Detached Villa of 82 m2 living space on an enclosed garden of 2030 m2 with its 11m x 4.5m swimming pool.

- Ground floor: we have a large living room of 35 m2 with its insert and reversible air conditioning, an equipped kitchen and at the bottom a bedroom with its dressing room and bathroom. A shaded terrace gives you access to the garage and the laundry room.

- First floor: The studio located upstairs is accessed by an exterior staircase, comprising a bedroom with shower room and WC plus a balcony overlooking the park.

This house has been completely renovated, no work required, turn the key and pour your G&T.

The septic tank is up to standard.

The department of Var in the region Provence Alpes / Cote d'Azur is not only famous for the exclusive coastal resort but is also dotted with charming countryside villages surrounded by a diversity of scenery,



including local vineyards. Cannes is in one direction, St Tropez is in the other and the lower Alpes mountains and valleys are not too far away.

This is an ideal location for those clients seeking an ideal investment or dream home. Albeit an apartment, villa or town house, either as a holiday home or a permanent residence, the exceptional climate offers an impressive 280 days of sunshine a year with close to a permanent population of 11,000 and an extra 6000 holiday home owners, the area consists of 11000 hectares of which l'Argens is recognised as a preserved rural environment.

There are many local attractions in the area; golfing facilities, country walks / hiking, health and beauty resorts & a fine selection of restaurants.

A vibrant cultural life and local folkloric festivities and exhibitions take place almost all year round.

We at Cle France specialise in Property for sale in France through our network of Agents and French Registered High Street Estate Agents. We have sold thousands of houses for sale in France over the years and have helped many find and buy their dream home in France.

We can also help you with everything to do with buying a house in France including getting a mortgage, organising currency exchange, renovation advice, property surveys, planning permission, French translation, opening a bank account and everything to do with French property sales.

All our prices are quoted as FAI (agency fees included) unless otherwise stated and 'notaire' fees are around 7% (on average) but feel free to ask us for an exact amount on any particular French property for sale you are interested in.

Indeed please feel free to use the 'MAKE AN ENQUIRY' tab above to ask us any questions you have about buying a property in France. Our UK based enquiry office and staff will guide you through the entire buying process step by step from your first contact right up to taking ownership and beyond, all free of charge.

So when you buy through Cle France you can be confident that you are paying no more than the standard commission rates you would pay anyway, but you have the added benefit of a bi-lingual support team.

For everything you need to know about French property visit [www.clefrance.co.uk](http://www.clefrance.co.uk)

## Común

Dormitorios:	2
Baños:	2
Tamaño del lote:	2030 m2

## Building details

Outdoor Amenities:	Pool
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## Lease terms

Date Available:



# IMLIX

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<https://www.imlix.com/es/>

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## Contact information

IMLIX ID:

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