



## Recently renovated South-facing terrace, Gareoult, Var



### Info Agente

|                 |                                                                                                  |
|-----------------|--------------------------------------------------------------------------------------------------|
| Nombre:         | ArKadia                                                                                          |
| Nombre empresa: |                                                                                                  |
| País:           | Reino Unido                                                                                      |
| Teléfono:       |                                                                                                  |
| Languages:      | Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish |

### Detalles del anuncio

|                 |                |
|-----------------|----------------|
| Propiedad para: | Venta          |
| Precio:         | USD 661,143.73 |

### Ubicación

|                          |                            |
|--------------------------|----------------------------|
| País:                    | Francia                    |
| Estado/Región/Provincia: | Provence-Alpes-Côte d'Azur |
| Ciudad:                  | Gareoult                   |
| Código postal:           | 83136                      |
| Publicado:               | 26/08/2024                 |

### Descripción:

This contemporary Provençal villa has 4 bedrooms, 3 bathrooms and a large and light living space which flows out onto the garden, terrace, pool and summer kitchen. It's the perfect property to enjoy the long hot summers of Provence. There's air-conditioning throughout and the property has electric gates and a long private driveway. The popular market town of Garéoult is a few minutes away whilst the wonderful mediterranean coast is 45mins in the car.

There's 152m2 of habitable space and the layout of the rooms is as follows:

Ground floor:



Open Provençal kitchen with breakfast table

Large utility room with large double fridge/freezer

Storage room

Living room with direct access onto outside terraces

Bedroom 1 with en suite with bathroom

WC

Family bathroom with shower

First floor:

Bedroom 2

Bedroom 3

Bedroom 4

Bathroom

WC



## Outside:

The property is accessed via electric gates, which open onto a tarmac'd private driveway. The plot measures 0.41 acres (1672m<sup>2</sup>) and consists of a lawned garden (perfect for badminton or a kick-around), pétanque court and a 15m salt-water swimming pool (with safety fence that can be easily put up).

The main terrace is east facing and covered, offering protection from the sun over meals, with a fireplace place BBQ/plancha at one end and the pool at the other. Beside the pool is a pool house with outside WC and shower, as well as another BBQ area.

## Location:

The property is a 5min drive from the pretty market town of Garéoult. Here you'll find a wide selection of restaurants, cafés and bars. There's also a couple of good bakeries, butchers etc as well as an excellent weekly produce market. The Sainte-Baume National park is on the doorstep and has some stunning scenery. The area is a popular area for hiking, biking etc. There are some great restaurants nearby including the famous Bruno's (a Truffle restaurant) and Alain Ducas's Michelin Star restaurant, Abbey de la Celle. The beautiful mediterranean coast is just 45 mins away. The current owners say the perfect day trip involves snorkelling in the crystal clear sea, an early evening aperitif and then dinner at one of the many fabulous seafood restaurants.



St Tropez, Aix-en-Provence, Moustiers Ste Marie, Gorge du Verdon, La Lavandou are all within easy reach and the airport at Marseille is an hour away.

At a glance:

Bedrooms: 4

Bathrooms: 3

Receptions: 2

Habitable space: 152m<sup>2</sup>

Plot size: 1672m<sup>2</sup>

DPE rating: TBC

Taxe fonciere: 3098 Euros per annum

Broadband: Yes

Heating: Reversible air-conditioning

Drainage: Septic tank

Distance to shops: 5mins



Distance to coast: 45mins

Distance to airport: 60mins

Please note: Agency fees are included in the advertised price and are payable by the purchaser. All locations and sizes are approximate. La Résidence has made every effort to ensure that the details and photographs of this property are accurate and in no way misleading. However, this information does not form part of a contract and no warranties are either given or implied.

Information on the risks to which this property is exposed is available on the Géorisks website: <http://www.georisks.com>

Condición: Reformed

## Común

|                            |         |
|----------------------------|---------|
| Dormitorios:               | 4       |
| Baños:                     | 2       |
| Pies cuadrados terminados: | 152 m2  |
| Tamaño del lote:           | 1672 m2 |

## Building details

Outdoor Amenities: Pool

## Lease terms

Date Available:

## Información adicional

URL sitio web: [http://www.arkadia.com/PFYR-T187181/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/PFYR-T187181/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: 1027-9379a



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