



## Detached Villa with Swimming Pool



### Informazioni sull'Agente

Nome:	David Evans
Nome della ditta:	Cle France Ltd
Nazione:	United Kingdom
Experience since:	
Tipo di servizio:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 911,659.31

### Posizione

Nazione:	France
Stato / Regione / Provincia:	Provence-Alpes-Côte d'Azur
Città:	Sollies-Pont
Cap:	83210
Publicato:	06/03/2025

### Descrizione:

**REDUCED in price** - Beautiful and large single-storey villa with an area of 142m<sup>2</sup> on a plot of 2531m<sup>2</sup> with swimming pool. This property, facing south, consists of a living room of approximately 40m<sup>2</sup> opening onto a modern kitchen overlooking a double living room-dining room. 4 bedrooms, including a master suite with shower room and dressing room, then a new bathroom with two separate toilets. In addition, an adjoining studio of 21m<sup>2</sup>, with kitchen, shower room, toilet.

The house has a large landscaped garden, 240m<sup>2</sup> of travertine terraces, a swimming pool / pool house area, two garden sheds and a bowling green.

Technically, this villa is fully air-conditioned, very well insulated DPE (C).

It has photovoltaic panels and is also connected to the Canal de Provence.

Located outside the subdivision, in the Maravals district.

Built in 1995.



Taxe Fonciere 1990 Euro

Apologies for the triangle overlay on the images, this particular agent is in a very competitive sector and wishes to protect their images from being copied. If you want to see clean images of this listing simply Make an Enquiry and we will respond.

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.

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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.

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## Comune



Camere da letto: 4  
Bagni: 2  
Dimensione del lotto: 2531 mq

### **Utility details**

Heating: Sì

### **Building details**

Outdoor Amenities: Pool

### **Lease terms**

Date Available:

### **Contact information**

IMLIX ID: IX6.697.539

