



## Detached Villa in an Oasis of Calm with Pool



### Agent Info

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### Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 690,011

### Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Provence-Alpes-Côte d'Azur
Plaats:	Sillans-la-Cascade
Postcode:	83690
Geplaatst:	05-08-2024

### Omschrijving:

Nestled in the heart of the magnificent region of Sillans la Cascade, this single-storey house offers an exceptional living environment. Nestled in a preserved natural environment, you will be surrounded by picturesque landscapes and the beauty of lush nature. The tranquility and charm of this Provençal village are ideal for those looking for a peaceful retreat far from the hustle and bustle of the city.

Virtual tour on request.

A 6000 m2 Wooded Garden with Swimming Pool Outside, this 6000 m2 property is a true paradise. A large wooded garden invites you to enjoy moments of relaxation in the open air. The modern swimming pool will allow you to cool off during the hot summer days, offering a perfect space to relax and entertain family and friends.

Modern and Bioclimatic House of 110 m2 Built in 2020, this 110 m2 bioclimatic house embodies modernity and energy efficiency. The bright living room, combined with a dining room and an American kitchen, creates a friendly and open space, perfect for everyday life. Two bedrooms, each with private bathroom, as well as an office area offer comfort and privacy. Two separate toilets complete the interior layout.



For Sale under Viager scheme:

The Unique Opportunity to Buy a Life Annuity By opting for a life annuity purchase, you invest in a quality property while benefiting from a significant discount on the value of the property. This formula allows you to make an advantageous real estate purchase while guaranteeing long-term financial security.

This occupied life annuity is on two heads, with a 75-year-old man and a 69-year-old woman, benefiting from a Right of Use and Habitation for life.

The bouquet, agency fees included, amounts to 168,000 € with a monthly annuity of 450 € Possibility to buy this occupied life annuity without annuities with a bouquet of 260,000 €. The value of this house is estimated at 588,000 €.

Discount: The buyer benefits from a discount of 56% Do not miss this exceptional opportunity to live in a modern and ecological house, in a privileged natural environment.

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



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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)

## **Algemeen**

Slaapkamers: 2  
Badkamers: 2  
Lot Afmeting: 6000 m<sup>2</sup>

## **Building details**

Outdoor Amenities: Pool

## **Lease terms**

Date Available:

## **Contact information**

IMLIX ID: IX5.966.370

