



## Period House in Glorious Setting with Open Views



### Information de l'agent

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Expérience since:	
Type de service:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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### Détails de l'annonce

Propriété à:	Vendre
Prix:	EUR 510,000

### Location

Pays:	France
État/Région/Province:	Provence-Alpes-Côte d'Azur
Indicatif régional:	83640
Soumis:	08/07/2024

### Description:

Discover this magnificent investment opportunity in Plan d'Aups, in an idyllic setting in the heart of Sainte-Baume. Treat yourself to a unique property, surrounded by nature, which combines the charm of the old.

Outside, future owners will be enchanted by a vast 2600 m<sup>2</sup> garden, ideal for moments of relaxation with family or friends. The outdoor space offers numerous design possibilities to create a true haven of peace. This 316 m<sup>2</sup> residence, a former private mansion, extends over two levels and offers generous spaces.

The ground floor accommodates a veranda, a convivial living room, a warm lounge with fireplace, an independent kitchen, a games room, a bathroom, two storerooms, a cellar and a laundry room.

Perfect for receptions and moments of sharing, each room is designed for your comfort and that of your loved ones. Upstairs, you will find four spacious bedrooms, ideal for a large family or for entertaining guests, a WC, a second living room for more privacy and a converted attic offering additional space for your personal projects.

For Sale under the Viager scheme - This life annuity sale is occupied on one head, with a 65 year old



woman, benefiting from a Right of Use and Housing for life.

The bouquet, agency fees included, amounts to 510,000 Euro.

The value of this house is estimated at 1,000,000 Euro. Discount: The buyer benefits from a 50% discount.

Don't miss this rare opportunity with an enchanting setting.

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)



## Commun

Chambres: 4  
Salle de bains: 2  
Dimensions du lot: 2609 m<sup>2</sup>

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX5.889.277

