



## Ravishing Villa with Lovely Garden



### Informazioni sull'Agente

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Experience since:	
Tipo di servizio:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	EUR 439,000

### Posizione

Nazione:	France
Stato / Regione / Provincia:	Provence-Alpes-Côte d'Azur
Città:	La Crau
Cap:	83260
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### Descrizione:

Charming villa with a garden and two terraces, close to all shops and schools, ideally located in a very popular, quiet area.

- Ground floor: this recent house from 2011 has a large living room / lounge of 67m2 extended by a beautiful American kitchen with central island completely redone recently and equipped with quality kitchen units. A laundry room with toilet completes the set. The level opens onto two south-facing tree-filled terraces, with access to the four private parking spaces.

- Upstairs: are three bedrooms, one with a fitted wardrobe / dressing room, a beautiful bathroom with window and separate toilets.

Ideal for a year-round residence or for a second home.

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 and 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)

## **Comune**

Camere da letto:	3
Bagni:	1
Dimensione del lotto:	234 mq

## **Utility details**

Heating:	Si
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## **Lease terms**

Date Available:



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**Contact information**

IMLIX ID:

IX6.052.501

