



## Stunning Villa with Pool by the Coast



### Agent Info

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Experience since:	
Service Type:	Selling a Property
Specialties:	
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### Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 657,922.83

### Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Provence-Alpes-Côte d'Azur
Plaats:	Les Adrets-de-l'Esterel
Postcode:	83600
Geplaatst:	07-10-2024

### Omschrijving:

**REDUCED** in price - You will fall in love with this 5-room house of 110 m<sup>2</sup> on a plot of 600 m<sup>2</sup> in Les Adrets de l'Esterel, close to all amenities. You will be seduced by its modern interior, renovated in 2017. It is composed:

- Ground floor: - a large living room of 39 m<sup>2</sup> with an insert - a fitted and equipped kitchen on a half-level - 2 bedrooms including a master suite with a shower room - a toilet.

Upstairs: - 2 bedrooms - a shower room with toilet It is equipped with bookable air conditioning, double-glazed windows and electric and/or manual roller shutters.

South-facing.

Outside you will enjoy a secure swimming pool equipped with a solar shower, a summer kitchen and a terrace.

A garage, a carport and a storage space complete this property.

To see without delay



Apologies for the For Sale 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.

Coup de coeur assure pour cette maison 5 pieces de 110 m2 sur un terrain de 600 m2 aux Adrets de l'Esterel proche de toutes commodites. Vous serez seduit par son interieur moderne et renove en 2017. Elle se compose au rez-de-chaussee : - d'une vaste piece a vivre de 39 m2 avec un insert - une cuisine amenee et equipee en demi-niveau - 2 chambres dont une suite parentale avec une salle d'eau - un WC A l'etage : - 2 chambres - une salle d'eau avec WC Elle est equipee d'une climatisation reservable, de fenetre double vitrage et de volets roulants electriques et/ou manuels Orientation Sud. A l'exterieur vous profiterez d'un piscine securisee equipee d'une douche solaire, d'une cuisine d'ete et d'une terrasse. Un garage, un carport et une espace de stockage completent ce bien. A voir sans tarder

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)

## **Algemeen**

Slaapkamers: 4  
Badkamers: 2  
Lot Afmeting: 600 m<sup>2</sup>

## **Utility details**

Heating: Ja

## **Building details**

Outdoor Amenities: Pool

## **Lease terms**

Date Available:

## **Contact information**

IMLIX ID: IX6.159.921

