

CAMPS LA SOURCE - Quality house with double garage, swimming pool, boules court, and landscaped garden

Price : € 770.000



Rooms : 8 **Bedrooms :** 3 **Bathrooms :** 2 **Sqft :** 150 m² **Type :** House
Views : Forest, Garden, Sky **Land Area :** 2680m² **Reference ID :** 1183 / 1183

Camps-la-Source is a charming Provencal village located in the Var, in the heart of the Provence-Alpes-Côte d'Azur region. Nestled between hills and vineyards, this picturesque village offers tranquility and authenticity with its narrow streets and stone houses. Ideally situated, it is about an hour from the international airports of Marseille-Provence and Nice-Côte d'Azur, as well as the TGV station in Aix-en-Provence, facilitating travel to major cities. Discover this delightful quality home offering an ideal living environment in absolute peace. Of traditional construction with nearly 155 m² of living space, it is nestled on a plot of approximately 2600 m² facing south/east. It stands out for its high-quality materials, a double row of Genoese tiles, a four-pitched roof, and underfloor heating for optimal comfort. On the ground floor, you will find a beautiful entrance, a cozy living room with a premium Travertine stone fireplace, a spacious dining room with an open Coppola kitchen equipped with quality oak furniture and black marble countertops. An office and a toilet complete this floor, while the living area opens onto the garden, perfect for moments of relaxation and conviviality. Upstairs, a mezzanine landing leads to two bright bedrooms, a bathroom, and a master suite with an Italian shower and dressing room. An independent WC ensures additional privacy. The exterior is equally appealing with a double garage, space to park several vehicles, a 12x5 meter pool with a beach, a pool house equipped with a pizza oven, a pétanque court, and a wooden pergola. Among its many advantages, this property captivates with its absolute tranquility, its easy-to-maintain landscaped garden, as well as amenities such as access to the sewer system, city water, and a well. Don't miss the opportunity to visit this home that combines comfort, quality, and tranquility.

Features :

Fireplace	Double glazing	Internet	
Electric awnings	Crawl space	Car port	Barbecue

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SIRET : 752 484 360 00017 – SAS capital de 1000 €

	Outdoor lighting	Well drilling	Optical fiber
Alarm system	Intercom	Electric gate	Videophone
Bowling green	Swimming pool		Electric shutters

Area`s:

1 Land	1 Terrace	1	1 Study
1 Lavatory	1 Laundry room	1 Garage	1 Corridor
1 Bedroom	1 Bedroom	1 Bathroom	1 Lavatory
1 Bedroom	1 Walk-in closet	1 Shower room	

Nearby:

Highway (15 minutes)	Town centre (3 minutes)	Shops (3 minutes)	Primary school (3 minutes)
Secondary school (5 minutes)	Golf (20 minutes)	Hospital/clinic (10 minutes)	Doctor (5 minutes)
Sea (60 minutes)	Public pool (5 minutes)	Sport center (10 minutes)	Supermarket (5 minutes)
Tennis (5 minutes)			

Energy - Conventional consumption Class : D

Energy - Emissions estimate Class : A

Land Value Tax : 2.840 € / year

Energy - Conventional consumption : 171 kWh/m².year

Energy - Emissions estimate : 5 kg éqCO₂/m².year



See more

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