

# Spacious stylish 7-bedroom villa with pool - Carcès

Price : € 810.000



**Rooms :** 9      **Bedrooms :** 7      **Bathrooms :** 2      **Sqft :** 232 m<sup>2</sup>      **Type :** House  
**Views :** Forest, Garden      **Land Area :** 2800m<sup>2</sup>      **Reference ID :** 85129269 / O6478

In the beautiful, Provençal village of Carcès, in a quiet, spacious residential area, you find this 7-bedroom villa of 232 m<sup>2</sup> with a spacious garden of 2800 m<sup>2</sup> with several terraces and a swimming pool.

On the ground floor you find a beautiful stylish living space of 100 m<sup>2</sup> with large open kitchen, dining room, lounge and home cinema corner. Four sets of garden doors provide an open connection to the garden and offer plenty of light flowing into the living space. In the entrance hall is a separate guest toilet. Adjacent to the kitchen is the large garage. In the sleeping area on the ground floor there is a spacious master bedroom with French doors opening onto a covered terrace, a dressing room a spacious bathroom with bath, shower and toilet and a second bedroom.

On the upper floor there are another 5 spacious bedrooms, a bathroom with shower and a separate toilet. The house is finished with high-quality materials that give it a wonderful atmosphere.

The ground floor has underfloor heating and cooling and the upper floor has central heating, both controlled by a heat exchanger and extra air conditioning units in the upstairs rooms.

The garden has several (covered) terraces and a 9 x 4 m saltwater swimming pool.

The house is within walking distance of the shopping centre and 15 minutes on foot from the centre of Carcès.

## Features :

SAS astrid segaar immobilier  
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83520 Roquebrune-sur-Argens, France  
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IBAN : FR76 1460 7003 8760 1217 2279 814  
BIC : CCBPFRPPMAR  
TVA intracommunautaire : FR28752484360  
SIRET : 752 484 360 00017 – SAS capital de 1000 €

Air-conditioning

Fireplace

Double glazing

Internet

Crawl space

Electric gate

Swimming pool

**Area`s:**

1 Land

1 Entrance

1

1 Lavatory

1 Master bedroom

1 Walk-in closet

1 Bedroom

1 Bathroom / Lavatory

1 Garage

1 Laundry room

1 Bedroom

1 Bedroom

1 Bedroom

1 Bedroom

1 Bedroom

1 Shower room

1 Lavatory

**Nearby:**

Town centre (2 minutes)

Shops (2 minutes)

Beach (60 minutes)

Supermarket (2 minutes)

Energy - Conventional consumption Class : B

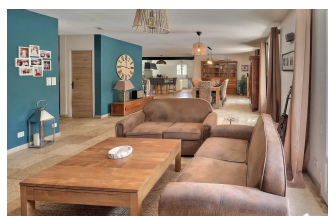
Energy - Emissions estimate Class : A

Electricity : 1

Land Value Tax : 3.077 € / year

Energy - Conventional consumption : 83 kWh/m<sup>2</sup>.year

Energy - Emissions estimate : 2 kg éqCO<sub>2</sub>/m<sup>2</sup>.year



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