

# Charming quality house in a quiet neighbourhood - Fayence

Price : € 875.000



**Rooms :** 5

**Views :** Countryside

**Bedrooms :** 4

**Land Area :** 2200m<sup>2</sup>

**Bathrooms :** 2

**Reference ID :** 85258785 / F6561

**Sqft :** 160 m<sup>2</sup>

**Type :** House

## SOLE AGENT!

This beautifully maintained house in Fayence offers a perfect blend of tranquility and convenience, located in a peaceful neighborhood just a short walk from local shops and amenities. The property is in excellent condition, showing clear signs of being lovingly cared for over the years.

Inside, the home boasts a cozy salon featuring a semi-open kitchen, allowing for easy interaction while entertaining. The charming fireplace in the living area adds warmth and character, while the adjacent dining space is perfect for family meals and gatherings. Cellar for optimum storage.

The master bedroom is on the main floor, and offers a large dressing. Bathroom with shower and double sink.

The upper level leads to an office area. Two more bedrooms and another shower room. There is currently another big room with access to a large terrace. It can therefore be used both as a salon or a fourth bedroom. All the pipings are there and you can add a kitchen. The upper level is not only connected through the inside of the house, but it has an independent entrance as well. This makes it perfect for friends and family visiting, or can also be rented out.

Step outside to find a lovely private pool, ideal for enjoying warm, sunny days with its pool house. The fully fenced garden is beautifully landscaped with mature trees, and offers several locations to relax and unwind.

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

The property also includes a large garage and an atelier, with plenty of storage and space for hobbies or projects. Central heating with heath pump. Air-conditioning. Automatic gate.

This home is a true gem, ideal for those looking for a serene lifestyle without sacrificing convenience.

**Features :**

Air-conditioning	Fireplace	Double glazing	Internet
	Window shade	Irrigation sprinkler	
Outdoor lighting	Well	Alarm system	Electric gate
Swimming pool			

**Area`s:**

1 Land	1 Living room/dining area	1 Kitchen	1 Master bedroom
3 Bedroom	2 Shower room	1 Root cellar	1 Study
1 Garage	1 Workshop		

**Nearby:**

Airport (50 minutes)	Highway (25 minutes)	Town centre	Shops (4 minutes)
Lake (20 minutes)	Beach (35 minutes)	On main road	Supermarket (5 minutes)
Tennis (8 minutes)			

Energy - Conventional consumption Class : C	Energy - Conventional consumption : 140 kWh/m².year
Energy - Emissions estimate Class : A	Energy - Emissions estimate : 4 kg éqCO2/m².year
Electricity : 1	



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