

# Plan de la Tour - UNIQUE! In beautiful Hameau 3 bedroom house with 'Cabanon'

Price : € 375.000



**Rooms :** 4      **Bedrooms :** 3      **Bathrooms :** 2      **Sqft :** 82 m<sup>2</sup>      **Type :** House  
**Land Area :** 360m<sup>2</sup>      **Reference ID :** 2276 / 429

Just beyond the authentic village of Le Plan de La Tour, hidden in the green, with great and unobstructed views, you will find this "Hameau / old village" from the year 1600 which recently (2012) has been modernized and split into 15 houses and apartments. Every house with its beautiful specific features from the past, such as the thick stone walls, but with the comfort of this time!

We offer on the edge of the Hameau, with beautiful views, this UNIQUE and beautiful house with a bright living room, modern kitchen, 2 bedrooms, luxury bathroom and a separate 'Cabanon', a second guest house with the 3rd bedroom, a modern bathroom with shower and toilet and a large storage room. The property is situated on beautiful private used grounds and also has an outdoor lounge and the outdoor kitchen with built-in BBQ.

The layout is as follows: Entrance of the house, hall with spacious guest toilet, bright living room with extra daylight through a mezzanine, an open and modern, well-equipped kitchen, open staircase to the first floor with the first bedroom and a spacious, modern and complete bathroom with whirlpool, double sinks and toilet. Open stairs to the 2nd floor with the second bedroom with access to a spacious balcony with great views!

In front of the house is an attractive terrace and a connection to the 'Cabanon' with the well-equipped outdoor kitchen and steps to the second private garden including the outdoor lounge.

In the cabanon you will find the third bedroom and a modern bathroom with shower and toilet. On the other side of this building there is a large storage room which can easily be connected to the living area.

At the Hameau there is a spacious and modern communal swimming pool, a boules court and a ping-pong table. Furthermore, a common room with washing machine and dryer. There is a manager present who, if wanted, can take care of the management for potential holiday rental of the house.

The environment is beautiful! A great view at the Massif des Maures and about 20 minutes from the beaches of Sainte Maxime or Grimaud.

We look forward to show you this unique property in person!

**Features :**

Caretaker house	Furnished	Bowling green	Swimming pool
Whirlpool tub	Barbecue	Outdoor lighting	TV distribution
Caretaker			

**Area`s:**

1 Land	1 House	1 House	1 Living room/dining area
2 Kitchen	3 Bedroom	1 Bathroom / Lavatory	1 Shower room / Lavatory
1 Lavatory	2 Cellar		

**Nearby:**

Airport (60 minutes)	Highway (15 minutes)	Town centre (10 minutes)	Shops (10 minutes)
Sea (20 minutes)	Park	Public pool (10 metres)	Beach (20 minutes)
On main road (50 metres)	Supermarket (10 minutes)		

Energy - Conventional consumption Class : F	Energy - Conventional consumption : 365 kWh/m².year
Energy - Emissions estimate Class : D	Energy - Emissions estimate : 21 kg éqCO2/m².year
Electricity : 2	
Land Value Tax : 540 € / year	
Housing Tax : 520 € / year	



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