

# Besse-sur-Issole: Traditional Provençal-style House with Pool, Large Garden, and Independent Apartment

Price : € 678.000



Rooms : 5  
Views : City

Bedrooms : 3  
Land Area : 2505m<sup>2</sup>

Bathrooms : 3  
Reference ID : 1196 / 1196

Sqft : 137 m<sup>2</sup>

Type : House

The village of Besse, located in the Var department, is a peaceful place with excellent accessibility. Just 30 minutes from the Mediterranean beaches and close to major roadways, it offers an ideal location. Toulon-Hyères Airport is 50 minutes away, Nice Airport is 1.5 hours, and the Aix-en-Provence TGV station is approximately 45 minutes away. This Provençal village combines tranquility with great accessibility, and the house is situated in an especially quiet area. Built in 2003, this 137 m<sup>2</sup> house is set on a 2505 m<sup>2</sup> plot and is spread over two levels. The entrance opens into a spacious living room, dining room, and open kitchen, totaling 55 m<sup>2</sup>, leading out to a 25 m<sup>2</sup> terrace overlooking the pool. A utility room complements the kitchen. Two bedrooms, including a master suite with its own shower room, and a bathroom are in the sleeping area. The second living space, located on the garden level with a private entrance, offers an equipped kitchen, a large bedroom, a shower room, and a shaded terrace, making it ideal for guests or rental. Outside, you can enjoy a Desjoux pool with an electrolyze system, a boules court, and a well-maintained garden with an automatic irrigation system. The exterior stairs are made of Indian stone, and elements such as the walls and barbecue are made of quartz, adding a special touch. This house is adaptable for various projects, whether as a family home, a workspace, or for rental (seasonal or long-term). It is located near shops, schools, and major roads, offering an ideal quality of life. Price: €666,000 including fees, payable by the buyer. Energy performance certificate completed on 17/04/2024:

Primary energy consumption: 186 kWh/m<sup>2</sup>/year. Final energy consumption: 5.00 kWh/m<sup>2</sup>/year. Estimated annual energy costs: between €900 and €1450 (average prices for 2023, including subscriptions).

**Features :**

Air-conditioning	Double glazing	Internet	Irrigation sprinkler
Barbecue		Outdoor lighting	Electric gate
Videophone	Bowling green	Swimming pool	

**Area`s:**

1 Land	1 Entrance	1 Walk-in closet	1 Lavatory
1	1 Root cellar	1 Corridor	1 Bedroom
1 Bathroom	1 Bedroom	1 Shower room	1
1 Shower room / Lavatory	1 Bedroom	1 Workshop	

**Nearby:**

Highway (20 minutes)	Bus	Town centre	Movies
Shops	Day care	Primary school	Hospital/clinic (20 minutes)
Doctor	Public parking	Public pool (20 minutes)	Sport center

Supermarket

Energy - Conventional consumption Class : D

Energy - Emissions estimate Class : A

Electricity : 1

Land Value Tax : 1.942 € / year

Energy - Conventional consumption : 186 kWh/m<sup>2</sup>.year

Energy - Emissions estimate : 5 kg éqCO<sub>2</sub>/m<sup>2</sup>.year



See more

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