

EXCEPTIONAL PROPERTY – 4 BEDROOMS – SWIMMING POOL – GUEST HOUSE – 5200 M² LAND – PROVENCE VERTE

Price : € 670.000



Rooms : 7 **Bedrooms :** 4 **Bathrooms :** 3 **Sqft :** 240 m² **Type :** House
Views : Countryside, Garden, Sky **Land Area :** 5200m² **Reference ID :** 1204 / 1204

In the heart of Provence Verte, just 10 minutes from Cotignac and steps away from the charming village of Carcès, this magnificent property offers a unique and preserved living environment. Carcès, a picturesque Provençal village, will captivate you with its typical narrow streets, weekly market, local shops, and serene lake. Ideally located, it is just 30 minutes from the A8 motorway, 45 minutes from the TGV stations of Toulon and Aix-en-Provence, and one hour from the Marseille-Provence and Nice-Côte d'Azur airports.

This single-story home, in excellent condition, features a spacious living room with a fireplace and dining area, a bright and expansive lounge, all opening onto a shaded south-facing terrace. The independent, fully equipped kitchen is complemented by a functional laundry room. The master suite includes ample storage and a private bathroom. Two additional bedrooms with built-in wardrobes and a shower room complete the main sleeping quarters.

An independent guest apartment provides a comfortable living area with a fireplace, an open-plan equipped kitchen, a bedroom, and a shower room with WC—perfect for hosting guests in privacy.

The outdoor spaces are a true haven of peace, boasting an 11.6 x 6 m swimming pool with tiled decking and a pool house that includes a shower room and WC. The 5,200 m² fully enclosed and landscaped grounds offer an unobstructed view of the surrounding countryside, featuring a variety of Mediterranean plants and trees.

Additional amenities include a garage with a workshop area and a carport for two vehicles.

With its ideal south-facing orientation and no overlooking neighbors, this property is a true gem. Whether as a primary or secondary residence, its generous spaces and bright atmosphere are sure to win you over.

Information about potential risks is available on the Géorisques website: georisques.gouv.fr.

A rare opportunity on the market. Not to be missed!

Features :

Water softener	Fireplace	Double glazing	Sliding windows
Internet	Car port		Outdoor lighting
Electric gate	Swimming pool		

Area`s:

1 Land	1 Garage	1 Pool house	1 Entrance
1 Living-room	1 Dining room	1 Kitchen	1 Laundry room
1 Corridor	1 Bedroom	1 Bathroom / Lavatory	1 Bedroom
1 Bedroom	1 Shower room	1 Lavatory	1 Lavatory
1 Living room/kitchen	1 Other	1 Apartment	1
1 Bedroom	1 Shower room / Lavatory		

Nearby:

Highway (25 minutes)	Bus	Town centre (5 minutes)	Movies
Shops	Day care (5 metres)	Primary school	Hospital/clinic (25 minutes)
Public parking (5 metres)	Sport center (3 minutes)	Supermarket	Tennis (5 minutes)

Energy - Conventional consumption Class : D

Energy - Emissions estimate Class : B

Land Value Tax : 2.939 € / year

Energy - Conventional consumption : 198 kWh/m².year

Energy - Emissions estimate : 6 kg éqCO₂/m².year



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