

# Villa with panoramic views - Seillans

Price : € 945.000



Rooms : 5      Bedrooms : 4      Bathrooms : 3      Sqft : 167 m<sup>2</sup>      Type : House  
Land Area : 2500m<sup>2</sup>      Reference ID : 85619108 / F6827

Quality architect villa situated in quiet surroundings near the listed village of Seillans and enjoying panoramic views over the valley. The terrain of 2500m<sup>2</sup> is terraced.

The villa offers 170m<sup>2</sup> of living area on two levels: hall, guest toilet, large living room of 50m<sup>2</sup> with open fireplace, dining area, open fully fitted kitchen opening to large covered terrace with summer kitchen. Storage room by kitchen and terrace, master bedroom with A/C, dressing, large bathroom with shower, whirlpool and wc. First floor offers additional 3 rooms, one large double with en-suite shower room with toilet, two rooms to share shower room.

There is also a carport, parking, pool and boule court. The property is enclosed and has automatic watering. Welcome in!

## Features :

Fireplace	Double glazing	Internet	Crawl space
Car port	Outdoor lighting	Spring	Swimming pool

## Area`s:

1 Land	1 Entrance	1 Living-room	1 Kitchen
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1 Root cellar	1 Master bedroom	1 Walk-in closet	1 Bathroom / Lavatory
3 Bedroom	1 Shower room / Lavatory	1 Shower room / Lavatory	1 Lavatory
1 Cellar	1 Workshop		

**Nearby:**

Airport (60 minutes)	Highway (20 minutes)	Bus (5 minutes)	Town centre (5 minutes)
Movies (15 minutes)	Secondary school (30 minutes)	Shops (5 minutes)	Day care (5 minutes)
Primary school (8 minutes)	Train station (30 minutes)	TGV station (60 minutes)	Golf (20 minutes)
Hospital/clinic (30 minutes)	Doctor (5 minutes)	Sea (30 minutes)	Convention center (40 minutes)
Public pool (8 minutes)	Ski slope (60 minutes)	Beach (30 minutes)	Sea port (40 minutes)
Supermarket (8 minutes)	Taxi (5 minutes)	Tennis (8 minutes)	University (60 minutes)

**Energy - Conventional consumption Class : D**

**Energy - Emissions estimate Class : B**

**Electricity : 1**

**Land Value Tax : 2.134 € / year**

**Energy - Conventional consumption : 224 kWh/m<sup>2</sup>.year**

**Energy - Emissions estimate : 7 kg éqCO<sub>2</sub>/m<sup>2</sup>.year**



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