

Exceptional atypical villa with pool and views of Sainte Baume, in Nans-les-Pins.

Price : € 775.000



Rooms : 7 **Bedrooms :** 4 **Bathrooms :** 2 **Sqft :** 190 m² **Type :** House
Land Area : 1475m² **Reference ID :** 1206 / 1206

Discover this superb, original 190 m² villa, located a few steps from the center of Nans-les-Pins, offering a breathtaking view of the majestic Sainte Baume.

Nestled on a flat plot of nearly 1,500 m², this unique property will seduce you with its atypical architecture and quality features.

The 75 m² living room, bathed in light thanks to large bay windows, is ideal for entertaining family and friends.

You will enjoy a magnificent 10 x 5 meter swimming pool with electric roller shutter and travertine beaches, as well as a summer kitchen with bioclimatic pergola for moments of outdoor relaxation. A pétanque court, two independent garages and a cellar complete this exceptional property.

The villa has 4 bedrooms, 2 offices, 2 bathrooms, a laundry room and an entrance. Completely renovated with taste, it offers optimal comfort thanks to reversible air conditioning.

Possibility of splitting the villa in two to create an independent T2 apartment.

Do not miss this rare opportunity to acquire an exceptional property in Nans-les-Pins, an authentic Provencal village, close to all amenities and a few kilometers from Saint Maximin la Sainte Baume.

Features :

SAS astrid segaar immobilier
57 Les Rives du Golf – 6610 RD 7 – Le Perrussier
83520 Roquebrune-sur-Argens, France
Carte professionnelle : 8303 2018 000 026 682

Tel. +33 (0) 49 8122065
Port. +33 (0) 6 69 27 29 08
astrid@azurpavillon.com
www.azurpavillon.com

IBAN : FR76 1460 7003 8760 1217 2279 814
BIC : CCBPFRPPMAR
TVA intracommunautaire : FR28752484360
SIRET : 752 484 360 00017 – SAS capital de 1000 €

Air-conditioning

Fireplace

Double glazing

Sliding windows

Barbecue

Electric gate

Swimming pool

Area`s:

1 Land

1 Entrance

1 Laundry room

1

1 Hallway

1 Study

1 Bedroom

1 Bedroom

1 Bedroom

1 Bedroom

1 Shower room

1 Shower room

1 Lavatory

1 Lavatory

2 Garage

1 Garden shelter

1 Summer kitchen

1 Cellar

1 Maintenance room

Nearby:

Town centre (300 metres)

Shops (300 metres)

Energy - Conventional consumption Class : D

Energy - Emissions estimate Class : A

Land Value Tax : 3.200 € / year

Energy - Conventional consumption : 161 kWh/m².year

Energy - Emissions estimate : 5 kg éqCO₂/m².year



See more

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