

Provençal haven of peace

Price : € 735.000



Rooms : 6
Views : Hills

Bedrooms : 4
Land Area : 20000m²

Bathrooms : 2
Reference ID : 1220 / 1220

Sqft : 165 m²

Type : House

Discover a unique way of life at the heart of a privileged environment! This magnificent timber-frame property, offering 165 m² of living space + triple garage, is nestled on a 2-hectare plot, partly wooded and partly agricultural, guaranteeing absolute privacy and no direct neighbors. It's ideally located near the Argens river.

THE EXTERIOR: A PRIVATE PARADISE Enjoy sunny days by a superb 8x4m swimming pool with Bali stone tiles, inviting relaxation. Multiple outdoor spaces await you: vast tiled terraces in front of the bedrooms, a charming pergola, and a large wooden terrace adjacent to the living room, perfect for entertaining. A triple garage ensures easy parking. An independent, cadastral outbuilding, needing renovation, offers additional potential.

THE INTERIOR: ELEGANCE AND FUNCTIONALITY A spacious entrance hall with a built-in closet and separate WC welcomes you. The heart of the home is a large, bright living room with an open, fully equipped kitchen featuring a solid wood central island. This living space opens to the outside through three bay windows, leading directly to the wooden terrace and pool area. The house boasts 4 bedrooms: a lavish master suite with a dressing room and private shower room, plus three other bedrooms, each with built-in closets and direct access to the terraces. An independent bathroom with a shower and bathtub, and two additional WCs complete the sanitary facilities. Practical additions include a utility/laundry room and a magnificent wrought-iron veranda/artist's studio, adding unique character.

HIGH-END FEATURES:

SAS astrid segaar immobilier
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BIC : CCBPFRPPMAR
TVA intracommunautaire : FR28752484360
SIRET : 752 484 360 00017 – SAS capital de 1000 €

- Timber-frame construction for optimal insulation.
- Heat pump, underfloor heating, and cooling floor system for year-round comfort.
- Free, filtered water from the hamlet's stream (with communal agreement) + water tanks.
- Aluminum double-glazed windows.
- Fiber optic internet access.

Features :

Double glazing		Sliding windows	Double flow ventilation
Electric shutters	Spring	Swimming pool	

Area`s:

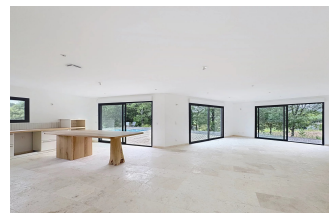
1 Land	1	1	1 Veranda
1 Lavatory	1 Master bedroom	1 Walk-in closet	1 Bathroom / Lavatory
1 Shower room / Lavatory	1 Garage	1 Bedroom	1 Bedroom
1 Bedroom	1 Laundry room		

Nearby:

Town centre (5 km)	Shops (5 km)	Primary school (5 km)	Doctor (5 km)
Supermarket (5 km)			

Energy - Conventional consumption Class : A
Energy - Emissions estimate Class : A

Energy - Conventional consumption : 36 kWh/m².year
Energy - Emissions estimate : 1 kg éqCO2/m².year



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