



Architect Villa

AUPS (83)

795 000 €*

* Agency fees to be paid by the seller



216 m²



8 pièce(s)



5 chambre(s)

PROPERTY DESCRIPTION

New exclusively at AUPS! I invite you to come and discover this magnificent recent architect-designed property decorated with noble materials and built on a bucolic plot of land with trees and flowers. It offers a remarkable relaxation area with its superb swimming pool hidden from view. Primary residence or secondary residence with 2 gîtes ready to rent, this beautiful residence offers 216 m2 of high-end services. It consists of a semi-single-storey villa of 144 m2 and two independent furnished rental apartments of 36 m2 each. The capital of Haut-Var and truffles is ideally located 15 km from Lake Sainte Croix and the Verdon gorges, 60 km from the sea and 80 km from ski resorts. Les Arcs TGV station is 45 minutes away and Nice and Marseille airports are 1h30 away. 5 minutes from this house is the center of this village of character offering all the services and shops useful on a daily basis in addition to its famous truffle market. The character and authenticity of this Provençal villa blend with the comfort and serenity of modernity! Once through its beautiful entrance, you will appreciate the volumes of its vast living room bathed in light opening onto the terraces, its large fully equipped dining kitchen, its laundry pantry and its workshop garage. As for the sleeping area, you will discover on the ground floor a large master suite (master bedroom, dressing room, bathroom and private terrace) Upstairs, you will also appreciate two comfortable bedrooms with a bathroom . Without forgetting the 2 independent T2 gîtes sold fully furnished, equipped and air-conditioned with private covered terraces and reserved parking spaces which immediately ensure significant rental profitability if necessary and allow you to receive family and friends! Its ADVANTAGES: Dominant view of the rear of the house, good exposure with maximum sunshine, automatic gate, garden with 40 olive trees in production, oleanders and lavender, more than 100 m2 of covered or open-air terraces, automatic lighting, etc. Ten-year warranty on structural work, crawl space, underfloor heating, reversible air conditioning, double glazing throughout, thermodynamic water heater, VMC, fiber optic, pantry, garage, car parking, septic tank up to standards, remaining buildability potential... Everything is here to please you! This property with Provençal charm is ready to welcome you and live there happily! Do not hesitate to contact me for further information and to arrange a visit. Consult my customer testimonials and my other properties for sale on my website etienne.kempeneers.capifrance.fr Information on the risks to which this property is exposed is available on the Géohistoires website: www.georisks.gouv.fr POSSIBLE INTERAGENCY

Fees are the responsibility of the seller.

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr.

**** ENGLISH SPEAKERS:** please note that Capifrance has an international department that can help with translations. To see our range of 20,000 properties for sale in France, please visit our Capifrance website directly. We look forward to finding your dream home!



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LE BIEN EN IMAGES



DETAILS

GENERAL

Reference 819541

Property type Architect Villa

Year of construction 2018

Exposure TRAVERSANT

Vue dégagée, Panoramique, sur Jardin, sur
Montagne, sur Piscine

SURFACES

Living space 216 m²

Living room surface 41 m²

Land surface 2160 m²

COMPOSITION

Number of rooms 8

Number of bedrooms 5

Number of bathrooms 1

Toilets count 4

Washrooms 3

Terrace 1

DPE/GES

DPE 105

GES 3

APPENDIX

Parking couvert

Parking space 6

Garage 1

Videophone Oui

SERVICES

Air conditioning Yes

Heater électricité économique

Heater climatisation réversible

Heater pompe à chaleur

Kitchen aménagée

Swimming-pool Yes



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