



Villa

SAINT PAUL EN FORET (83)

599 000 €*
* Agency fees to be paid by the seller



198 m²



8 pièce(s)



6 chambre(s)

PROPERTY DESCRIPTION

In the heart of the Provençal hinterland of FRÉJUS and SAINT-RAPHAEL, between the creeks and the superb Estérel massif, come and stroll through the cobbled streets, with the authentic atmosphere of St Paul!

You will fall under the charm of its bucolic landscapes, of this sweetness of life, with its restaurants and local artisans, which will make you say according to the Proverbial proverb:

"who comes there one day, always comes back".

It is very close to the heart of St Paul that I invite you to discover this charming Provençal farmhouse of 198 m².

Raised on 2 levels, it is nestled in lush greenery, on landscaped grounds of 1600 m², where flowers, trees and shrubs mingle such as lemon, cherry, mimosa, roses, cork oak, palm trees, etc...

You enter through the arched porch into an entrance with a large closet. Pleasant reception area, it serves the entire ground floor.

Right in front of you, your gaze is captured by a very large 37m² living room, with its insert fireplace.

It opens:

- onto a covered terrace, very pleasant for lunch in summer, just opposite the 8*4m swimming pool,
- and also onto the dining area, totally open to the garden and the swimming pool, thanks to its spacious veranda of 20m².

In the kitchen, of Provençal inspiration, we are attracted by a chimney-shaped hood and above all by a GODIN cooking piano, worthy of great chefs, for a real pleasure for the taste buds. It is made up of two ovens, a large grill plate and a ceramic hob with 4 burners. Also exceptional, this magnificent resin and quartz sink impresses you with its size. Many storage cupboards allow you to work at ease in the kitchen.

Then we need to talk about the 6 bedrooms. Sharing is harmonious, 3 on the ground floor including a parental suite of 25m². The latter includes the essential dressing room as well as a bathroom with corner bath, shower and its small window for natural light. All the rooms on the ground floor allow, through the 3 French windows, access to a 25 m² terrace with a view of the park. This north-facing terrace is a delight for its inhabitants on hot summer evenings.

Still on the ground floor, you will find a practical laundry room lit by a window, separate WCs, a cellar and the 18 m² garage which adjoins the house, now converted into a workshop.

How about exploring the first floor:

At the top of the stairs, a small mezzanine with a library area welcomes us. It serves:

- 3 bedrooms with exposed beams and view of the swimming pool and the garden,
- 1 separate WC,
- 1 bathroom with bathtub.

The park has some surprises in store for us.

Next to the garage is a carport that can accommodate 2 cars and the woodshed for the fireplace. He leads us to the park behind the house. We meet the carport which allows you to park additional vehicles or to shelter your leisure activities, for example today a ping-pong table and a football table for the greatest joy of young and old.

But it's not over because, a little further, it's a chalet with its 2 windows that we discover. Today, it is a place entirely dedicated to children who can play and let their imaginations run wild.

And at the end, here is the best: the traditional pétanque ground of Provence! Lit, to enjoy beautiful night evenings with a bench and a small table, a glass of pastis in hand, and thus enjoy convivial moments all with family or friends! Returning to the house, we see the crawl space, which serves as a cellar and a large storage space.



**Emmanuelle
MORAULT**

**BAGNOLS-EN-FORET
(83600)**

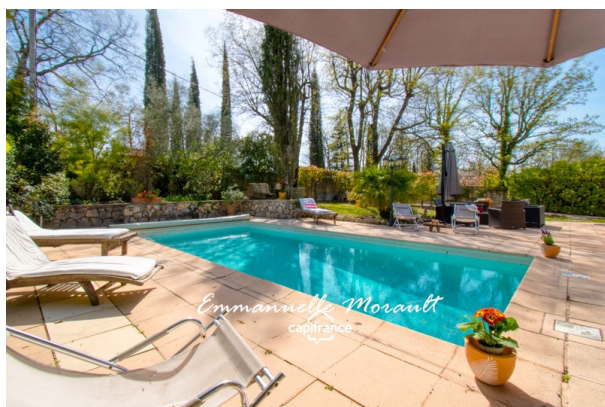
Agent

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FREJUS

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LE BIEN EN IMAGES



DETAILS

GENERAL

Reference 827944

Property type Villa

Year of construction 1989

Exposure TRAVERSANT N-S

View Vue dégagée, sur Jardin, sur Piscine

SURFACES

Living space 198 m²

Living room surface 57 m²

Land surface 1595 m²

COMPOSITION

Number of rooms 8

Number of bedrooms 6

Number of bathrooms 2

Toilets count 2

Terrace 1

DPE/GES

DPE 206

GES 6

APPENDIX

Parking garage

Garage 1

Videophone Non

SERVICES

Air conditioning Yes

Heater électricité

Heater climatisation réversible

Heater pompe à chaleur

Heater bois

Kitchen aménagée

Swimming-pool Yes



CAPIFRANCE
639 rue du Mas de Verchant, Immeuble Diver'city - 34 170 Castelnau Le Lez
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SAS au capital de 100.000 euros

Ces éléments sont donnés à titre indicatif et de bonne foi et n'ont aucune valeur contractuelle