



Villa

CARCES (83)

**560 000 €\***

\* Agency fees to be paid by the seller



140 m<sup>2</sup>



4 pièce(s)



3 chambre(s)

## PROPERTY DESCRIPTION

CARCES. A sure favorite in a quiet 4-minute drive from the village center! A large single-storey Provençal villa with an exceptional dominant view built in a superb wooded and enclosed terraced park of 3,830 m2 with independent T2 to be converted, pool house, swimming pool and garages. For your peace of mind, I advise you to also buy the neighboring plot of 4,490 m2 for an additional 20,000 euros. This villa has a living area of 140 m2 with an entrance hall, a wonderful warm living space with a south-facing insert fireplace of 49 m2, an equipped kitchen, 3 large bedrooms of 12 to 15 m2, a bathroom and a laundry room. This beautiful residence is built on a completely fitted out crawl space. It also offers an independent T2 apartment of 28 m2 to be fitted out with a covered terrace. It offers its guests a covered and secure masonry salt swimming pool of 9 m by 4.5 m without vis-à-vis, a pool house and more than 100 m2 of covered or aerial terraces to relax and share good times. This elegant residence with panoramic views is quietly nestled in lush greenery. It can be used at the level of the independent T2 for seasonal rental in a privileged setting conducive to rejuvenation. It is located 100 km from NICE airport, 50 km from the sea and the Verdon gorges, 30 km from the ARCS TGV station and 20 km from the A8 motorway. The whole is very well maintained and decorated with great taste. It forms a beautiful family in a rusticity imbued with nobility and authenticity. Its complete finished basement includes a double garage with electric doors, a workshop, a large storage space, a real wine cellar and a boiler room. The 15 m2 pool house offers a relaxation room and a bathroom with WC. Its PLUS: Quiet, very beautiful view, electric main gate with videophone, villa and T2 on one level, optical fiber, central heating with DAIKIN air/water heat pump, double glazing throughout, excellent insulation of the roof and walls, charges limited, softener, independent T2, indoor salt swimming pool, pool house, double garage, indoor parking for more than 10 cars, etc. This little corner of paradise in an exceptional setting is there, out of sight and ready to live happily! To discover quickly! Do not hesitate to call me for any additional information and to organize a visit. You can consult my customer testimonials and my other properties for sale on my website [etienne.kempeneers.capiFrance.fr](http://etienne.kempeneers.capiFrance.fr) Information on the risks to which this property is exposed is available on the Géorisks website: [www.georisks.gouv.fr](http://www.georisks.gouv.fr).

Les honoraires sont à la charge du vendeur.

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www.georisques.gouv.fr](http://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 ..... 847665

Property type ..... Villa

Year of construction ..... 1990

Exposure ..... South

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

### SURFACES

Living space ..... 140 m²

Living room surface ..... 49 m²

Land surface ..... 3830 m²

### COMPOSITION

Number of rooms ..... 4

Number of bedrooms ..... 3

Number of bathrooms ..... 1

Toilets count ..... 3

Terrace ..... 1

### DPE/GES

DPE ..... 150

GES ..... 4

### APPENDIX

Parking ..... couvert

Parking space ..... 10

Garage ..... 2

Cellar ..... 1

Videophone ..... Oui

### SERVICES

Heater ..... pompe à chaleur

Heater ..... bois

Kitchen ..... aménagée

Swimming-pool ..... Yes



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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