



Villa

GAREOULT (83)

630 000 €\*

\* Agency fees to be paid by the seller



197 m<sup>2</sup>



7 pièce(s)



4 chambre(s)

## PROPERTY DESCRIPTION

**FAVORITE - GAREOULT** - This is an invitation to come and discover this magnificent property composed of a main house with a full basement, in a countryside setting, with a superb swimming pool of good dimensions (10 x 5). Located at the end of a dead end, in a very quiet area, you will discover, on a plot of 2000 m<sup>2</sup>, an exceptional property due to its dominant position and its panoramic view. The entrance opens onto a very spacious and bright living room of 80 m<sup>2</sup>. Its equipped and fitted kitchen is open to the dining room and the two living rooms. These different rooms have direct access to the terrace and the swimming pool. A wood stove warms this comfortable and friendly space. On the same level, you will discover 2 beautiful bedrooms, one of which opens onto the terrace, a large bathroom equipped with a corner bathtub and a shower, and a separate toilet. Upon entering, one can only be amazed by the volume and brightness. A wide tiled staircase leads to the upper floor where a beautiful master suite, bathed in light, of 22 m<sup>2</sup> invites you to relax. A dressing room and a bathroom with toilet complete this space. From the living room, another staircase leads to the lower floor. The basement, largely furnished, offers a bedroom of 12m<sup>2</sup>, a very large room of around 30m<sup>2</sup>, which today serves as a "dormitory" and "playroom", lit by a large sliding window. . A bathroom with WC makes this level independent. This part can be transformed into a real 2-room apartment which can be rented year-round or seasonally or for professional use with independent entrance to receive customers. Outside, this haven of peace, facing South/South-East, offers a large traditional chlorine swimming pool, surrounded by a beautiful beach and a bowling alley. A real invitation to rest and conviviality. A garage and a local swimming pool workshop give this large house undeniable functionality. The access is certainly steep but passable with a turning area. The village of Garéoult is located in the heart of Provence Verte, in Center Var, 40 minutes from the beaches, close to motorways. Its weekly Provencal market is very popular. Garéoult is a privileged place where life is good.

### FAVORITE TO VISIT

Fees are the responsibility of the seller.

Le Diagnostic de Performance Énergétique(DPE) a été réalisé selon une méthode valable mais non fiable et non-opposable.

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 ..... 848291

Property type ..... Villa

Year of construction ..... 2003

Exposure ..... South

View ..... Vue dégagée, Panoramique, sur Piscine

Furnished ..... Yes

### SURFACES

Living space ..... 197 m²

Living room surface ..... 80 m²

Land surface ..... 2000 m²

### COMPOSITION

Number of rooms ..... 7

Number of bedrooms ..... 4

Number of bathrooms ..... 1

Toilets count ..... 4

Washrooms ..... 2

Terrace ..... 1

### DPE/GES

DPE ..... 94

GES ..... 3

### APPENDIX

Parking ..... couvert

Parking space ..... 2

Garage ..... 1

Cellar ..... 1

Videophone ..... Non

### SERVICES

Air conditioning ..... Yes

Heater ..... électricité

Heater ..... bois

Kitchen ..... américaine

Swimming-pool ..... Yes



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