

640 000 €

**Contact agency**

**Var Prestige Immobilier**

114 Avenue Mathias Bat B

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**For sale house**

**Year of construction :** 2003

**Exposition :** Sud

**View :** Campagne

**Hot water :** Electrique

**Inner condition :** GOOD

**External condition :** GOOD

**Couverture :** tiling

**Features :**

POOL, Bedroom on ground floor

4 bedroom

1 terrace

1 bathroom

2 showers

3 WC

**Energy class (dpe) :** C

**Emission of greenhouse gases (ges) :** A

Document non contractuel

05/02/2025 - Prix T.T.C



**House 8916mf Flayosc**

For sale in Flayosc in a quiet area and in a bucolic setting a house of approximately 212m<sup>2</sup> on a plot of approximately 8321m<sup>2</sup>. This property offers a large modern open fitted kitchen, a vast living room with direct access to the large terrace equipped with a wrought iron pergola with a view of the swimming pool. As an extension, a second living space entirely glazed: very bright with a sublime view of the land. Still on the ground floor, a sleeping area with a bedroom with bathroom and laundry room. Upstairs a master suite with bathroom open to the bedroom and dressing room on the mezzanine. Two other bedrooms, one with a mezzanine and a separate bathroom. The property has a swimming pool (5x10m) and terraces as well as a 40m<sup>2</sup> outbuilding that can be converted. Presence of a borehole. Information on the risks to which this property is exposed is available on the Géorisques website <http://www.georisques.gouv.fr>

Fees and charges :

640 000 € fees included

