

990 000 €

Contact agency

Var Prestige Immobilier

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For sale mansion

11 rooms

Surface : 306 m<sup>2</sup>

Surface of the land : 4669 m<sup>2</sup>

Exposition : Sud

View : Jardin

Inner condition : a refresh

External condition : GOOD

Features :

POOL, pool house, fireplace, Laundry room, Automatic gate

6 bedroom

4 terraces

2 bathrooms

2 showers

5 WC

2 garage

2 cellars

Energy class (dpe) : C

Emission of greenhouse gases (ges) : D

Document non contractuel

22/12/2024 - Prix T.T.C



## Mansion 9000 Flayosc

Superb property with two separate entrances, consisting of a 241m<sup>2</sup> mansion and a 65m<sup>2</sup> T3 outbuilding, in a wooded and fully fenced park of 4669m<sup>2</sup> within walking distance of the village. The mansion consists, on the ground floor, of an entrance hall leading to a living room with fireplace, a 53m<sup>2</sup> library, a 20m<sup>2</sup> kitchen, a 18m<sup>2</sup> dining room and a 28m<sup>2</sup> reception room. On the first floor, you will have the pleasure of discovering two master bedrooms, one with a shower room and the other with a bathroom, three other bedrooms, one with a shower room and one with a bathroom, separate WC. On the second floor, there is an office of approximately 15m<sup>2</sup>. An attic of approximately 42m<sup>2</sup> can be partially converted. In the basement, a cellar. The fully renovated T3 villa consists of, on the ground floor, an entrance hall, a living room and a kitchen with dining room. Upstairs and accessible by a wooden staircase, two bedrooms and a separate toilet. Attached to the villa, a garage of approximately 40m<sup>2</sup>, in the basement, a laundry room and a cellar each with independent access. The exteriors offer an old greenhouse converted into a 21m<sup>2</sup> pool house, a covered summer kitchen, a 12x3.5 pond connected to the irrigation channel and a 10x5m masonry swimming pool. This property has many amenities. Very strong potential for this property, residential home, holiday home, guest rooms... Property offered by Fanny BONZI, commercial agent BCS of DRAGUIGNAN n°000 663 279. Information on the risks to which this

