

722 000 €

Contact agency

Scandimmo

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For sale house

8 rooms

Surface : 375 m<sup>2</sup>

Surface of the living : 32 m<sup>2</sup>

Surface of the land : 40 m<sup>2</sup>

Exposition : Sud est

View : Panoramique

Hot water : Electrique

Inner condition : GOOD

External condition : GOOD

Features :

Roof Terrace, Fibre optique, fireplace,

Walking distance to shops, CALM

6 bedroom

1 terrace

2 bathrooms

4 showers

7 WC

3 cellars

Document non contractuel

16/08/2024 - Prix T.T.C



## House 599 Les Arcs

Very large and unique village house with a lot of charm and a fantastic roof terrace where you enjoy panoramic views over the rooftops! 6 bedrooms and 6 bathrooms! Not far from the railway-station! Very easy to start bed & breakfast! In a quiet street with no traffic in "le Parage", the oldest part of Les Arcs sur Argens, is his idyllic house that was originally the residence of the Count of Provence's own guard. Its history starts in the Middle Ages when the Knights Templar fortified the village and protected it from the Saracens. The house has large, bright rooms on all floors. It is located in walking distance to restaurants, cafes and shops and is perfect as a year-round residence, a holiday home, a family home, bed & breakfast, rental or for various events such as courses and seminars. THE HOUSE The living area of 375.90 m<sup>2</sup> is divided into a main house and an apartment that has a separate entrance from the street in addition to an entrance from the main house. 1st floor : From the street you enter a large entrance hall. From here there is entrance to the independent apartment consisting of a nice living room with vaulted ceiling, fireplace, kitchenette, bathroom with tub, toilet and double vanity unit. A large bedroom has access to a cozy backyard with plenty of dining space. There is also a separate toilet with sink in the hallway between the main house and the apartment. From the entrance, you also have access to 3 basement rooms from



level there is also a large kitchen of about 35 m<sup>2</sup> with plenty of space for many guests. From the kitchen you go up to a wonderful roof terrace of about 40 m<sup>2</sup> with fantastic views over the rooftops and to the bell tower. If you want to see even better beyond the city, you go up a few steps to get to the upper part of the terrace. There is optic fiber in the house! PARKING Not far from the house are several public parking spaces. ABOUT LES ARCS SUR ARGENS Les Arcs is a charming village

where you will find most of the facilities. In the oldest part called "le Parage" with origins from the Middle Ages, you stroll around small pleasant streets, admire the old buildings and pass cozy places on the way up to the ruins of the Castle. In "le Parage" there are still original entrance gates and remains of the wall that once protected the village. Every Thursday is the Provençal market. With Les Arcs as a starting point, you can walk or cycle in the local area, and why not visit one of the many vineyards nearby. It is a short distance to other cozy villages nearby such as Lorgues, Flayosc, Salernes and Cotignac. DISTANCES In Les Arcs there is a train station where you easily can reach the train to Nice or Aix-Marseille and the TGV to Paris. You can also catch a train bringing you to the coast in less than 20 minutes. The airport in Nice is only 1 hour by car from the city and it is only 30 min to the beach in Sainte Maxime.

Fees and charges :

722 000 € agency fees 4,43% à the responsibility of the buyer included