

# French Properties

ONLINE

€599 000

3 bedroom villa

Surface : 102 m<sup>2</sup>

Surface of the living room: 30 m<sup>2</sup>

Surface of the land: 1560 m<sup>2</sup>

Year of construction: 2001

Exposition: south

View : Countryside

Kitchen: equipped independent

Hot water: electric

Heating: solar

Inner condition: excellent

External condition: good

**Features:**

pool, Vide sanitaire, Combles, fireplace, shops at walking distance, calm

3 bedroom

2 terraces

1 bathroom

1 shower

3 WC

1 garage

4 parkings

**Energy class (dpe): B**

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

Document non contractuel

01/05/2024 - Prix T.T.C



## Villa 631 Seillans

Beautiful and bright property with a nice view - walking distance from Seillans! The villa offers bright and spacious rooms and enjoys a perfect location. It is within walking distance of the pretty village of Seillans with its cobbled streets, small shaded squares, fountains and restaurants. From the property, there are great opportunities for hiking or cycling. The property is in very good condition and outside you will find a nice land, easy to maintain, and with a tiled pool of 8 x 4 m. Open views. You enter into an entrance hall with a separate toilet with sink, and then into the large living room with fireplace and access to the terrace and garden. The Provencal style kitchen is separate and has a dining area and access to a large veranda (15.70 m<sup>2</sup>) from where you can enjoy the view of the swimming pool and the countryside. Upstairs are 3 bedrooms and 2 bathrooms with toilets. There is underfloor heating on both floors. Mains water and mains drainage. Garge of 24 m<sup>2</sup>. Seillans Seillans is located in the Fayence-area, about 1 hour from Nice airport and 30-40 minutes from the beautiful beaches of the Mediterranean. The lake of Saint Cassien is only 20 minutes away and offers many swimming and water sports activities. In this area, you will find several picturesque Provencal

