

# French Properties

## ONLINE

Price on application

**3 bedroom house**

Surface : 160 m<sup>2</sup>

Surface of the land: 1045 m<sup>2</sup>

View : garden

Kitchen: : American

Inner condition: good

External condition: a refresh

**Features:**

pool, calm, air conditioning, shops at walking distance, double glazing, alarm, fireplace

3 bedroom

2 terraces

2 bathrooms

1 garage

1 parking

**Energy class (dpe):** Unavailable

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

Unavailable

Document non contractuel

13/02/2026 - Prix T.T.C



### House Aups

Walking distance to Aups town center – charming villa with spacious rooms!

Located just a few minutes' walk from the center of Aups, this lovely villa is nestled in the heart of a pleasant landscaped garden with a swimming pool. With approximately 160 m<sup>2</sup> of living space, it impresses with its generous proportions and abundant natural light. The entrance opens onto a large living room with a fireplace, as well as a welcoming dining room. The spacious kitchen, open to the living area, offers an ideal space for entertaining. The ground floor also includes a master suite of approximately 20 m<sup>2</sup> with a shower room, toilet, and dressing room, as well as two further bedrooms, a bathroom, and a separate toilet. Upstairs, in the converted attic, a large converted space can serve as an office, playroom, or relaxation area, with ample storage. A charming villa, ideal as a primary or secondary residence. Call Ida on +33 6 62 68 66 14 to arrange a visit.

Fees and charges :

