



BEAUTIFUL VILLA WITH EXCEPTIONAL VIEWS
STUNNING DESIGN WITH GUEST COTTAGE
AND POOL

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DESCRIPTION

A truly stunning villa situated in the heart of the Maures national Park yet at close proximity to most amenities and only a one hours drive to Nice airport. Set within 1.7 hectares of natural land with exceptional far reaching views, this beautiful villa offers spacious light open spaces with an abundance of natural light due to the hand crafted iron doors. Offering many features including feature beams , high ceilings , stone fireplaces , stone floors . The pool and pool house are tastefully designed , the pool is tiled and has a natural finish , the pool house has a bar with sitting area looking out over the pool. With in the grounds there is also a Bergerie (stone cottage) which is a real bonus and can provide an income if required. The whole area is gated and fully fenced with garage and plenty of parking areas. A must see !



PROPERTY FACT FILE

REFERENCE	105816JD83
PRICE	€ 885,000 £ 756,144*
BEDROOM	3
BATHROOM	3
ACCOMMODATION	200 m ²
LAND	17500 m ² - 1.75ha
TOWN	Vidauban
DEPARTMENT	Var
LOCATION	0-2KM to amenities
TYPE	Villa, ,
CONDITION	Excellent condition, ,
FEATURES	Mains Drains, Outside hot tub, Garage
APPELLATION	
CEPAGES	, , ...
VINEYARD TYPE	, ,
VINEYARD CONDITION	, ,
VINEYARD FEATURES	, ,
WINE PRODUCED	, ,
PLANTED VINES	m ² - 0ha

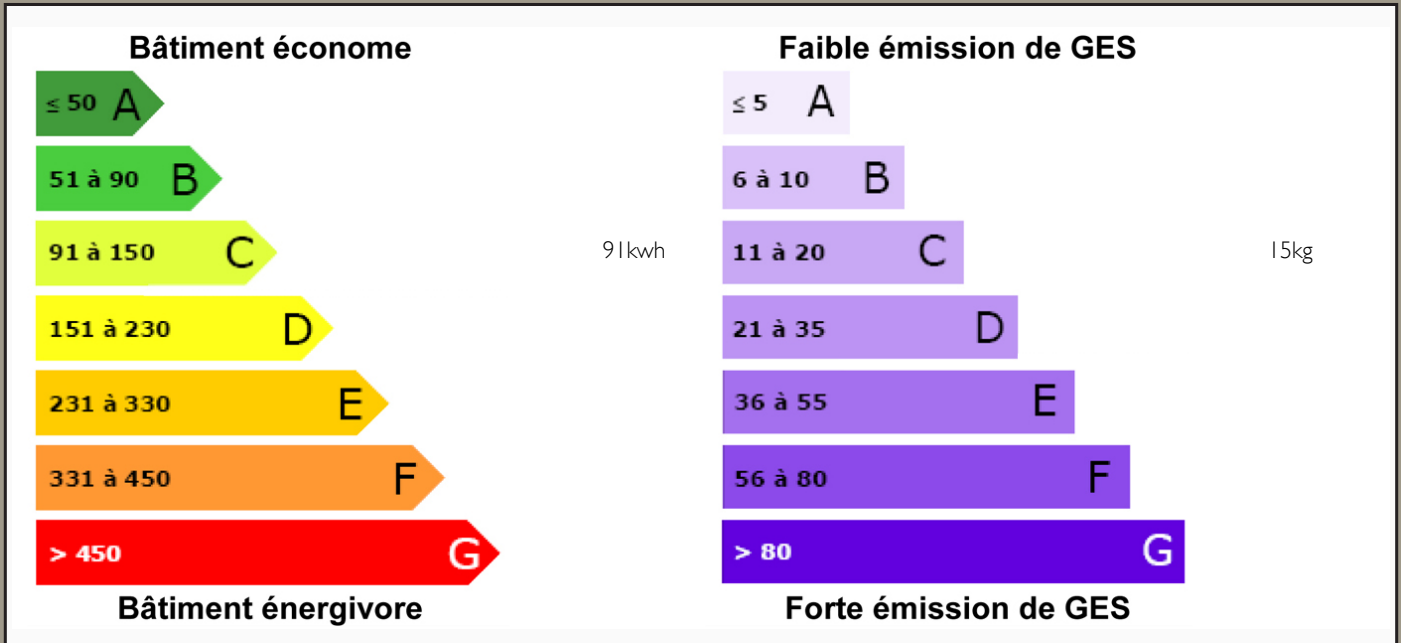
*Price based on current exchange rate which is subject to change

The approach to this beautiful property is along a country lane just on the edge of the Maures National Park and close to the Market town. Set with in its large plot of 1.75 hectares mostly natural with some very old Pine Parasols and stunning views , the area is gated and fully fenced. The parking area is generous and a great number of cars can be parked, there is also a garage. The villa looks out over the stunning pool area and south facing views. On entering you will find an extremely spacious light and well designed property , The living area is an impressive room with huge stone fireplace and high ceilings with features and hand crafted iron glass doors looking out onto the pool area , the floors are stone and the ambiance is relaxing. Overlooking the living area is the kitchen which is fully equipped and also has a fireplace and lots of light provided through several windows looking out onto the views. Beneath the kitchen is an inventive wine cellar with oak barrels and glass windows in the ceiling. A spacious hallway leads through from the living area to the staircase and wc guest area and impressive master suite with en suite shower room and beautiful glass iron doors out onto the terraced area and pool. From the ground area you can also access a summer eating relaxing area with fireplace and a good sized Gym with storage. On the first floor is a spacious parental suite with a dressing area and a bathroom with shower and bath , the bedroom has double glass doors leading out onto a terraced area rooftop with incredible views. The Bergerie stone guests cottage is simply charming and offers living area , equipped kitchen / diner and on the first floor a double bedroom with an en suite shower room . With its own parking and. Summary: Ideally situated this luxurious beautiful home offers all the comforts , tranquility and stunning views with private guest cottage and incredible pool and surrounding areas. Very well situated close to the town yet rural and only an hours drive to Nice airport. ----- Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>



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ENERGY-DPE



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CONTACT-DETAILS

UK Freephone: 08700115151
Telephone: +33 553 608 488
FAX: +33 553 566 257
E-mail: prestige@leggett.fr