

**Price on request**

Contact agency

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**For sale house**

**8 rooms**

**Surface : 272 m<sup>2</sup>**

**Surface of the living : 53 m<sup>2</sup>**

**Surface of the land : 2400 m<sup>2</sup>**

**Year of construction : 2005**

**Exposition : Sud**

**View : Dégagée**

**Inner condition : excellent**

**Couverture : tiling**

**Features :**

Infinity pool, pool house, Dependance

42m2, Poele a granulé, Bedroom on ground floor, double glazing, Wine cellar, Laundry room, Automatic gate

6 bedroom

2 terraces

1 bathroom

5 showers

1 WC

2 garage

5 parkings

1 cellar

**Energy class (dpe) : C**

Document non contractuel

Emission of greenhouse gases (ges) : A



## House Flassans-sur-Issole

This spacious Provençal-style home, beautifully maintained, occupies a commanding position in a residential area close to shops. The main level features a living room of 53 m<sup>2</sup>, enhanced by large south-facing windows. These open onto an elegant covered terrace of approximately 40 m<sup>2</sup>, overlooking an infinity pool and offering unobstructed views. The generous hallway also leads to a charming separate kitchen of 27 m<sup>2</sup> and a dining room of 23 m<sup>2</sup>, currently used as a billiard room. The ground floor sleeping area includes three bedrooms, each with an en-suite toilet and shower. Two additional bedrooms and a bathroom are located upstairs. The five bedrooms, complemented by an independent one-bedroom apartment, represent significant rental potential and are also ideal for a family living project. The spacious basement offers a large garage accommodating two to three cars, a wine cellar, a workshop, and a laundry room. This solid 2005 construction has been impeccably maintained and features high-end amenities: an electric gate, reversible air conditioning, a pellet stove, as well as aluminum and wood joinery in perfect condition. The septic tank meets current standards. Outside, the fenced land is adorned with numerous olive trees and includes, beside the infinity pool, a pool house with a pizza oven. A flat area of the grounds is used as a vegetable garden and has a water well. Just 15 minutes from Brignoles and 10 minutes from the coast, this stunning villa combines the charms of the Var

