



## Magnificent Villa with a panoramic view of 260m2 in the middle of thyme and rosemary on a 2.6 hectare plot,

€1,354,000

Ref: 9608OA

83300, Flayosc, Var, Provence-Alpes-Côte D'azur

\* Available \* 3 Beds \* 1 Bath

For sale, near the perched village of Flayosc, via a private road of 250 m bordered by thyme and olive trees which brings you to this magnificent villa of 260m2 on one level in the middle of thyme and ...

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**French Entrée** 

## Property Description

For sale, near the perched village of Flayosc, via a private road of 250 m bordered by thyme and olive trees which brings you to this magnificent villa of 260m<sup>2</sup> on one level in the middle of thyme and rosemary on 2.6 hectares of olive trees (Small Oil Production) and wood, with a panoramic view 40km away. Galandage bays, electric shutters. Three Bedrooms with their Bathrooms or Bathrooms with Italian showers plus Office or Extra Bedroom. Floor heating and cooling by heat pump; Solar water heater ; Traditional swimming pool 12x5m. City Water and Drilling. There is a cadastral shed on the property to be reassembled. The House produces its own electricity using photovoltaic panels. Possibility of enlargement of 36 m<sup>2</sup> allowing to make a room with additional bathroom. Quiet without being isolated, 5 minutes by car from the city center. 30 minutes from Lac de Sainte Croix and 35 km from the beaches of the Gulf of Saint-Tropez. Ideal for an activity in guest room. Available immediately. Diagnostics in progress. Price 1,570,000 Euros FAI.

