



Ref : 9722MAM

## House on the edge of the village and close to the sea

Area Canton d'OLLIOULES



Habitable : 270 m<sup>2</sup>



Usable : 0 m<sup>2</sup>



Land : 4 880 m<sup>2</sup>

1 158 000 €

**Chambre d'hotes for sale Var.** Built in 1974 and then extended in 2014, this 270m<sup>2</sup> family farmhouse also offers guest accommodation throughout the year. Nestled in the heart of the Var countryside and close to the sea and amenities.

### IN SUMMARY

Rooms :  
Bedrooms : 6  
Bathrooms : 4

Swimming pool : yes  
Garage place : nc  
Parking space : nc  
Outbuildings : yes



Wood



Adsl

**Advantages :** Near the sea | Mediterranean climate

### SERVICES



1st Shops : 3 mn



All shops : 16 mn



Health : 21 mn



Elementary : 2 mn

Middle School : 16 mn

High school : 16 mn



20 mn



15 mn



20 mn



80 mn

### ENERGY INFORMATION

Consommation conventionnelle 169,00 kWh/m<sup>2</sup>.an

Estimation des émissions 9,00 kg éqCO<sub>2</sub>/m<sup>2</sup>.an



### Maisons & Chateaux

12 pl. A. de Solminihac - 46000 CAHORS

Tel +33 (0)5 65 35 63 32

contact@maisonsetchateaux.com

## — DESCRIPTION

Entrance opening onto a ground floor apartment

Living room with equipped kitchen area 32m<sup>2</sup>

Bedroom 18m<sup>2</sup>

Shower room 5.40m<sup>2</sup>

WC 1,5m<sup>2</sup>

Cellar 4m<sup>2</sup>

Storage room / Office 25m<sup>2</sup> with cumulus

We access the ground floor by means of a staircase also overlooking the swimming pool bordered by terraces.

Living room with fireplace 60m<sup>2</sup>

Kitchen 11m<sup>2</sup> with access to a cellar of 5m<sup>2</sup>

Shower room with WC 4.31m<sup>2</sup>

Bedroom1 16m<sup>2</sup> with Bathroom and Shower room of about 8m<sup>2</sup>

Bedroom2 11m<sup>2</sup>

Bedroom 3 13m<sup>2</sup>

Storage room 7.44m<sup>2</sup>

Clearances of approximately 7m<sup>2</sup>

Access to the 8.5m x 4.3m swimming pool equipped with a roller shutter.

Outdoor terraces running around the 80m<sup>2</sup> swimming pool

1st floor

This floor served by an independent staircase is dedicated to welcoming guests

With a total surface area of ??approximately 120m<sup>2</sup> with its private terrace

2 garages of 60m<sup>2</sup> each that can be used as a workshop

Box 19m<sup>2</sup>

Various

Septic tank, to be updated to actual standards

Hiking departures

Fruit trees

Are you interested ?



Marie

(+33) (0)5 65 35 63 32

[contact@maisonsetchateaux.com](mailto:contact@maisonsetchateaux.com)



**Maisons & Chateaux**

12 pl. A. de Solminihac - 46000 CAHORS

Tel +33 (0)5 65 35 63 32

[contact@maisonsetchateaux.com](mailto:contact@maisonsetchateaux.com)