



# Le Chat Immo

L'Art de se retrouver chez soi...

04 98 14 85 52

House - 133 m<sup>2</sup>

VARAGES



## DESCRIPTION DU BIEN

Near the Gorges du Verdon and the lakes of the Var department in Provence, this exceptional 133m<sup>2</sup> villa, recently renovated, can accommodate 8 adults (additional children upon request) with a private gym, spa, terrace, pool, and petanque court, all with views over the Varages countryside. Relax in this calm and stylish space, or explore local hiking trails, cycling paths, rent a kayak or boat, visit nearby Provençal villages, and soak up the sun! The house comprises a 43m<sup>2</sup> living room with open-plan kitchen, three bedrooms including a master suite with ensuite bathroom, a relaxation area with a double sofa bed, a separate toilet, a family bathroom with whirlpool bath and toilet, several sunbathing areas in the garden, a 6.4mX3.5m swimming pool, a jacuzzi room, a gym, and a petanque court. The property features an electric gate, reversible air conditioning, double glazing, all on approximately 8304m<sup>2</sup> of elevated land. "The information about the risks to which this property is exposed is available on the Géorisques website <http://www.georisques.gouv.fr>".

## LE BIEN EN DETAIL

Reference : 30046  
Town : VARAGES  
Transaction : Rental  
Type of property : House  
Price EC : From € 1 700  
Charges annuelles : 3 600 €  
Surface : 133 m<sup>2</sup>  
Land : 8304 m<sup>2</sup>  
Construction : 1980  
Floors : 1  
Loads : From € 300

Living room : 43 m<sup>2</sup>  
Number of rooms : 4  
Number of bedrooms : 3  
Bathroom : 1  
Shower room : 1  
Nbr of terrace : 1  
Terrace area : 20 m<sup>2</sup>  
Kitchen : American  
Heating : Electric  
Parking : 4



## DIAGNOSTICS DPE - GES

Energy consumption in KWh/m<sup>2</sup> / year



Greenhouse Gas Emissions in Kg CO<sub>2</sub><sup>2</sup> / m<sup>2</sup> / year



## LE BIEN EN PHOTOS

















