



# IMMO FRANCE SUD

€ 470 000

## Buying house

Surface : 123 m<sup>2</sup>

Surface of the land : 1865 m<sup>2</sup>

Year of construction : 1977

Exposition : Sud ouest

View : Panoramique

Hot water : Electrique

Inner condition : Arafraîchir

External condition : good

Couverture : tiles

## Amenities :

pool, fireplace, Bedroom on ground floor, Automatic Watering, calm

4 bedroom

3 terraces

1 bathroom

1 shower

2 WC

5 parkings

2 cellars

## Legal information

470 000 €

Fees paid by the owner, well condominium(233 lots in the condominium), annual current expenses 1 398 €(117 € monthly), no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr)

05/04/2025 - Prix T.T.C



## House Tourtour

This villa with a heatable pool is one of the few properties in Saint Pierre de Tourtour offering spectacular and unobstructed views of the Haut-Var. Close to Tourtour, a village classified amongst the most beautiful villages in France, the Domaine de Saint Pierre offers a calm and preserved environment in a wooded park with an artificial lake, several tennis courts and a communal swimming pool. This single-storey Provençal style house of 123 m<sup>2</sup> is located on a plot of 1865 m<sup>2</sup>. A living/dining room with fireplace and a veranda overlooking the swimming pool with a magnificent view. A separate fitted kitchen, a master bedroom with private bathroom and WC. Three other bedrooms share a shower room and WC. A storeroom could be transformed into a third bathroom. A beautiful terrace shaded by a plane tree overlooks the swimming pool and the garden. The spectacular view is protected from any future construction. The technical room of the swimming pool leads to a large storage area, for example for bicycles, underneath the house. Although this property requires some updating, it would be ideal as a primary as well as a secondary residence. Tourtour is truly a beautiful village with restaurants and bars open all year round, and is less than 3.5 km from Aups and 30 minutes from the Lac de Sainte-Croix, ideal for swimming and boating in the summer, as well as the year-round activities offered by the Gorges du Verdon. Agency fees are payable by the seller. Ref. : 947V29M - Mandat n°4980

