



EXCLUSIVE SALES LISTING

GARDEN LEVEL VILLA | 3 BD

SWIMMING POOL | GARDEN 1600 M2

QUIET RESIDENTIAL AREA | HEART OF VILLAGE NEARBY

📍 **LE PLAN-DE-LA-TOUR**

€850,000

REF : V115M124

Real Estate



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GARDEN LEVEL VILLA | IN THE VILLAGE | LE PLAN-DE-LA-TOUR (83120)

LARGE LIVING ROOM | 3 BD | AIR CONDITIONN. | POOL | GARAGE | BUILDING EXTENSION 55 M2

A single-storey villa with a swimming pool offering 3 bedrooms, a large living room, a pool set in flat, tree-lined grounds, just a 7-minute walk from the heart of the village. High-quality finishes, air conditioning, garage. C-rated energy performance certificate (EPC).

The living area (51 m²) with semi-open kitchen has a warm, welcoming feel thanks to its insert fireplace, and is exceptionally bright, opening on three sides. For sleeping: 3 spacious bedrooms. The master suite (18 m²) with en-suite shower room/WC (8 m²) faces the rising sun and opens onto a large, tree-lined lawn. A second bedroom (15 m²), east-facing, opens onto the pool area and shares a bathroom with the third bedroom (11 m²), which also has direct garden access.

The garden offers 1,600 m² of green, tree-lined space. A private borehole, supplementing the mains water supply, makes maintenance straightforward. The plot of land is flat and planted with oleanders, mimosas, olive trees, fig trees, and bamboo. The swimming pool (8.20 m × 3.80 m) is salt-treated and nestled in a lush green setting with views over the surrounding hills. No overlooking neighbours. A property ideally situated on a private dead-end lane, where you can enjoy nature in complete peace and quiet, just a few minutes' walk from the village centre.

FEATURES

Built in	1992
Air conditioning	Yes
Living room	51 m2
Kitchen	Semi open – Equipped
Bedrooms	3
Bathroom / Shower room / WC	1 / 1 / 3
Closed garage / Laundry room	Yes
Swimming pool	Salt treated
Pool house	Yes
Number of inside parking space	4
• Possibility of building an extra 55 m2 of living area	

INFORMATIONS

Selling price	850 000 €
Property inland tax	1 611 €
Property subject to co-ownership	No
Agency commission paid by the seller	3%

For further information, please contact Christophe Reynier +33 679 837 736 or write to contact@agencereynier.com



114 M²



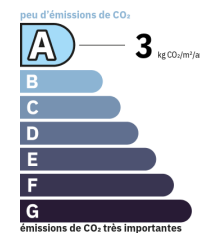
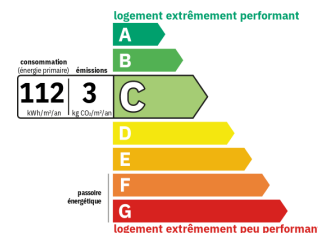
5 ROOMS



3



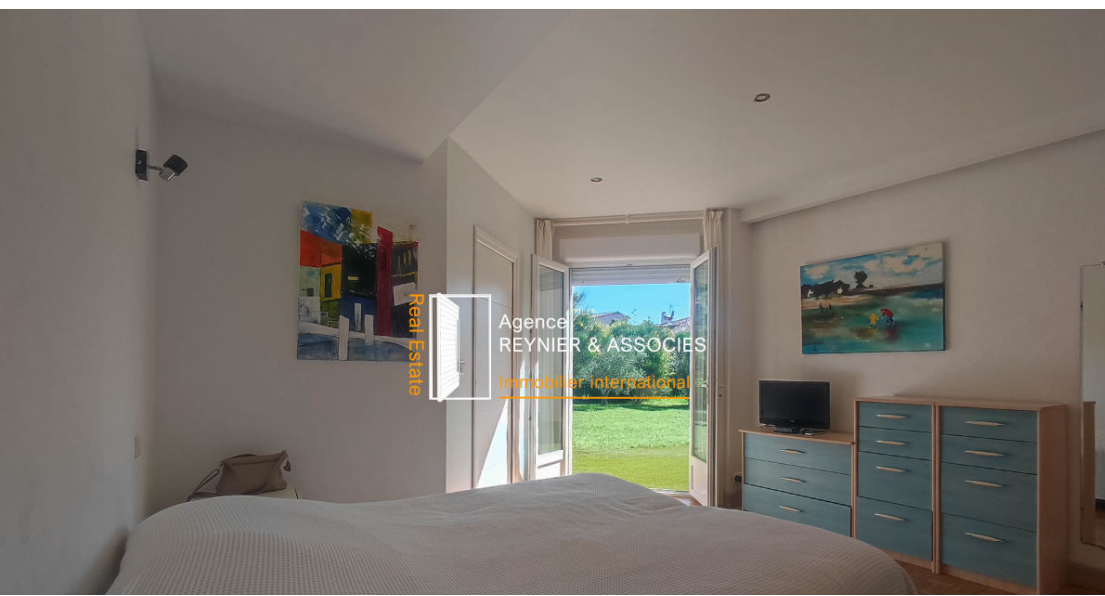
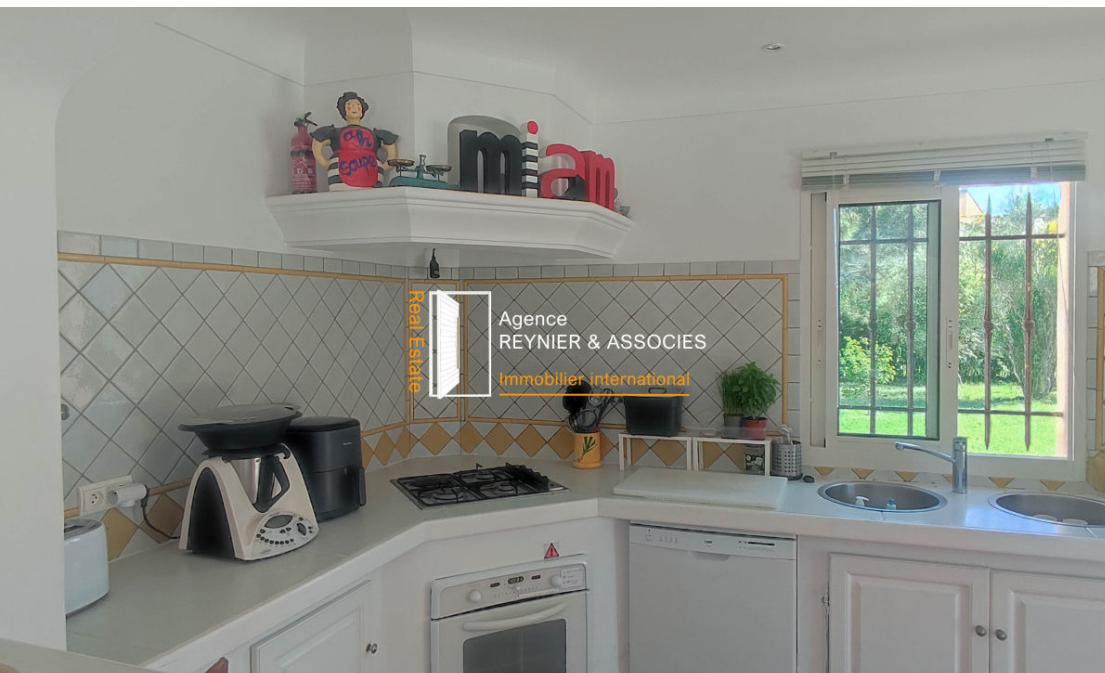
1600 M²

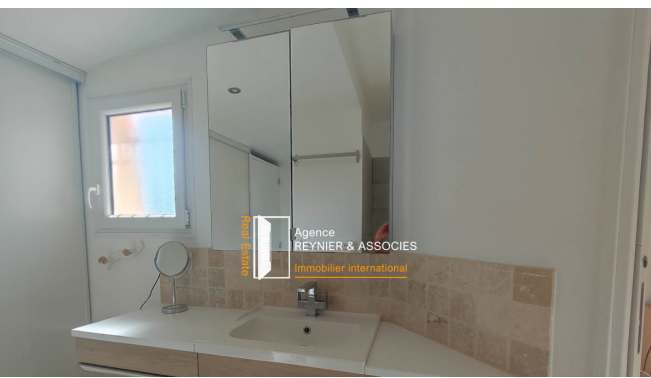
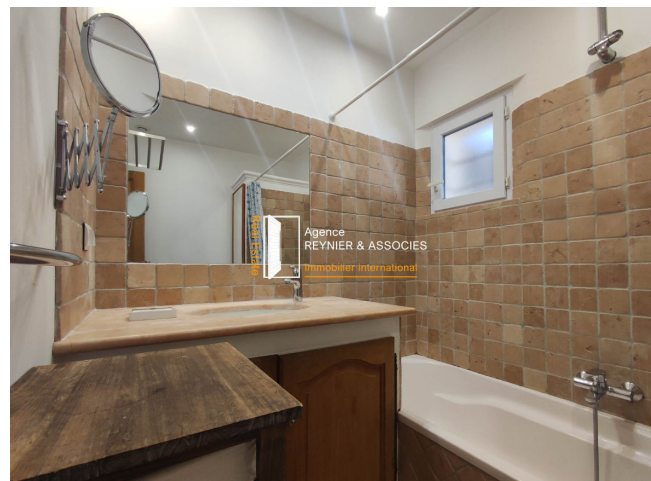


Estimated amount of annual energy expenditure for this accommodation for standard use is between 1020 € and 1450 € sur les années de références 2021, 2022 et 2023.











REYNIER ET ASSOCIÉS

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📍 **LE PLAN-DE-LA-TOUR**

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Agence Reynier & Associés | SAS au capital de 3.000 € | SIRET : 90228245800014
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