



## 6 BEDROOM VILLA

INCL. 1 INDEPENDENT APARTMENT  
MAGNIFICENT OAK TREES  
SW. POOL & POOL HOUSE  
NEARBY THE VILLAGE

📍 LA MOTTE

€995,000

REF : V106M115

Real Estate



Agence  
REYNIER & ASSOCIES

Immobilier international





# 6 BEDROOM VILLA | GROUND & GARDEN LEVEL | LA MOTTE (83920) SWIMMING POOL & POOL HOUSE | 6,200 M2 OF LANDSCAPED GARDEN | VILLAGE NEARBY

**Provençal style villa** organised in **2 levels** : the **ground floor** facing the entrance courtyard and parking facilities, **and the garden floor** with an independent outside access, facing a large lawn. A staircase inside the villa, closed by a door, allows to commute between the ground and the garden floors. **The ground floor offers a large and bright living room** (68 m2) with an open kitchen (incl. an adjacent cellar), **4 bedrooms**, 1 bathroom, 1 shower room, 2 WC.

**The garden level comprises 1 bedroom apartment** (living room with kitchenette + 1 bedroom + 1 shower room/WC), **1 separate bedroom**, **1 gym room (44 m2)**, **1 home cinema equipped room**, 1 laundry room, 1 wine cellar and 1 storage room. The villa is **entirely equipped with air conditioning** and is **labelled "A" in terms of Energy Performance (DPE)**.

**The 6,200 m2 garden is surrounded by high oak trees**, which offer a natural protection with surrounding properties, no vis-à-vis (no view over/from neighboring villas). **A nice lawn** separates the garden level of the villa from the **swimming pool (13 x 5 m)** and the pool house. Enough space for children to play, or to organise parties. **The property is fenced and closed by an automatic gate**. Carport for 4 cars and parking spaces for 5 other vehicles. High speed internet (fiber optic). **The village is 1 km away**.

## FEATURES

Built in	1998
Nr of rooms	11
Bedrooms (Incl. 1 Apt)	6
Shower rooms	3
Bathrooms	1
Wc	4
Kitchen	Open kitchen - equipped
Number of terraces	3
Sewage	Septic tank
Swimming pool	Yes
Number of inside parking space	8

## INFORMATIONS

Selling price (*)	€995,000
Property inland tax	€3,390
Property subject to co-ownership	No

(\*) Agency fee paid by the seller

For further information, please call: **Christophe Reynier** on **+33 679 837 736** or e-mail to **contact@agencereynier.com**



356 M<sup>2</sup>



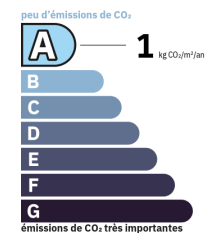
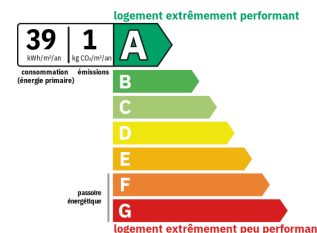
11 PIECE(S)



6

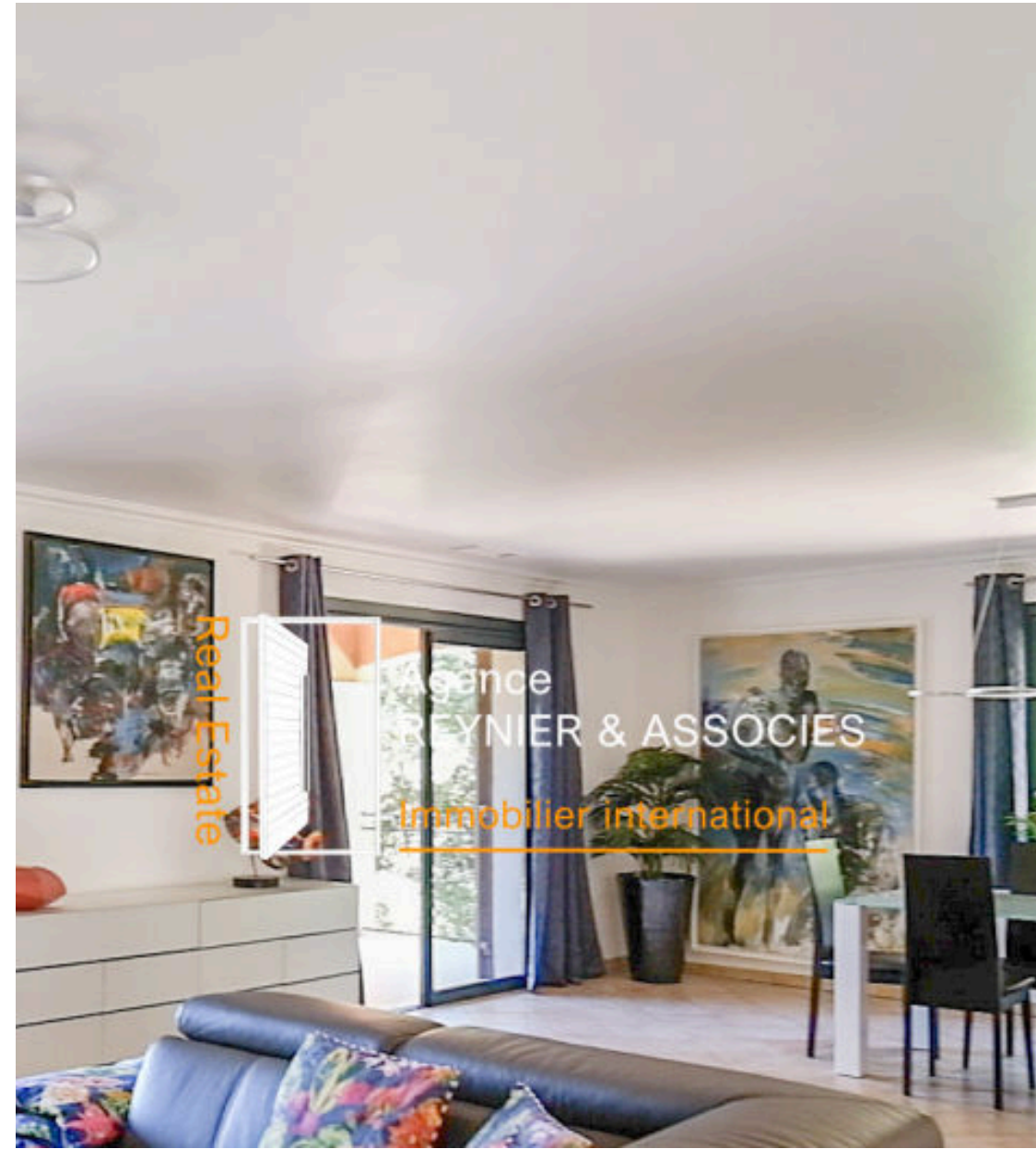
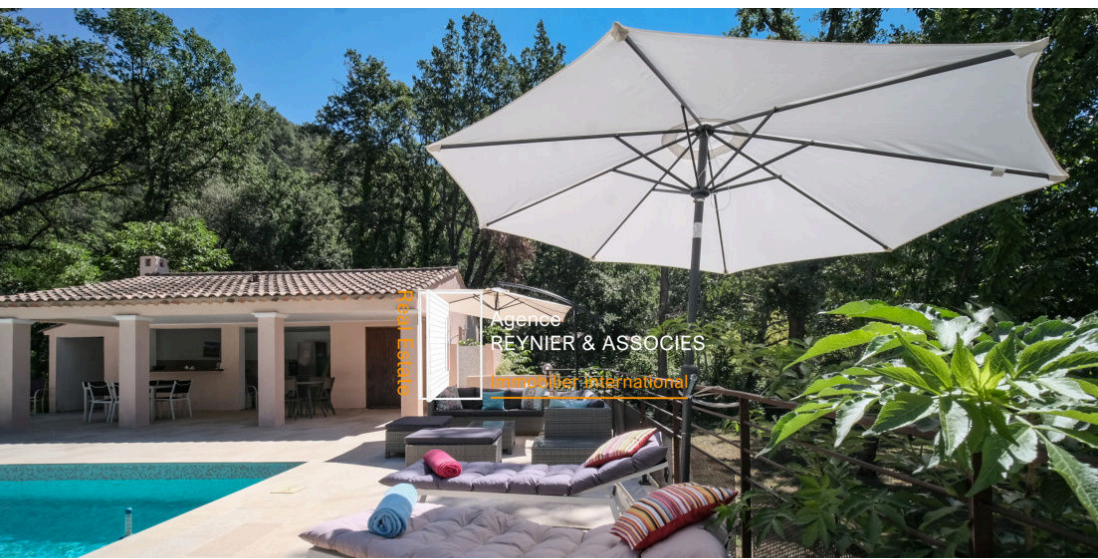


6200 M<sup>2</sup>

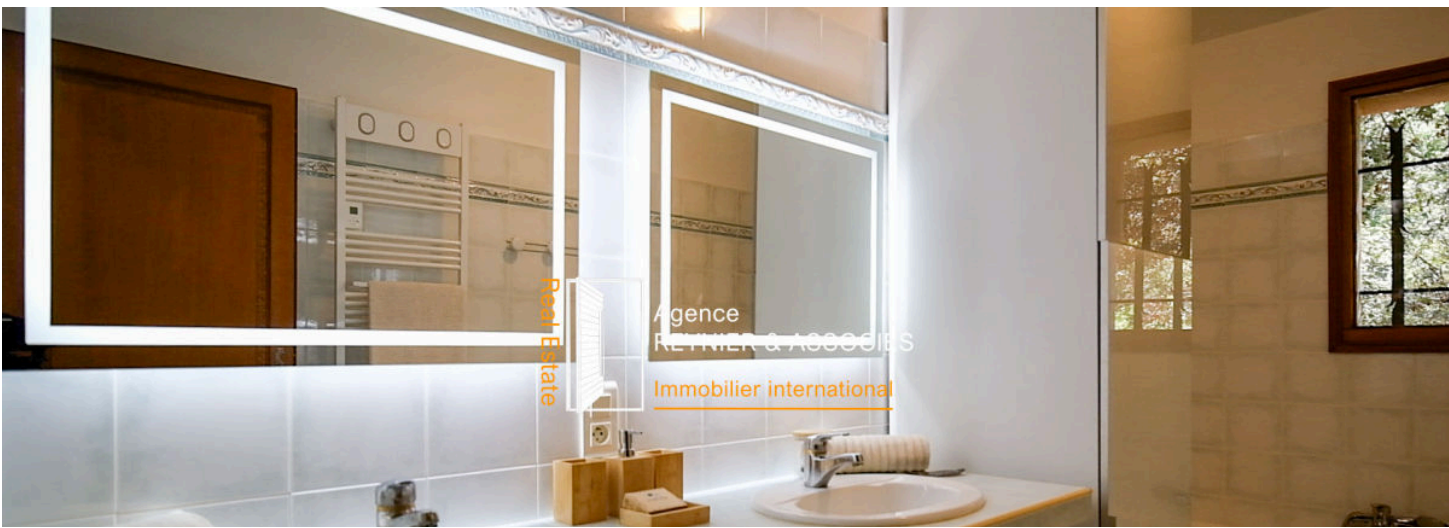
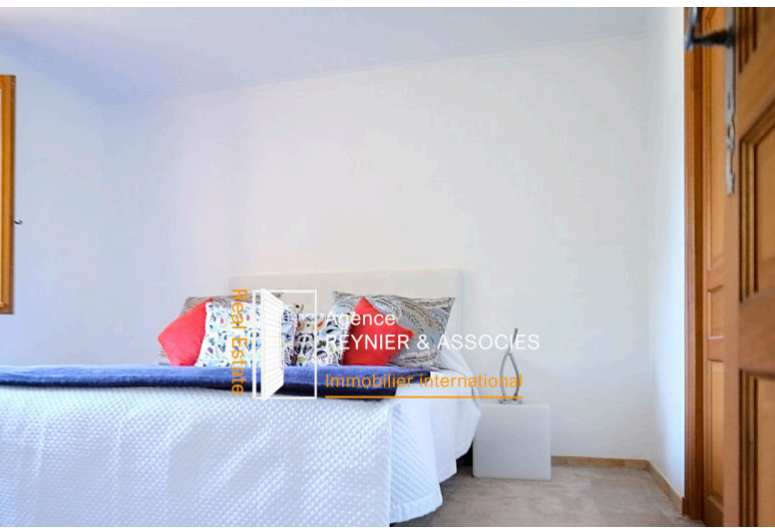


Estimated amount of annual energy expenditure for this accommodation for standard use is between 703 € and 951 € sur les années de références 2021, 2022 et 2023.

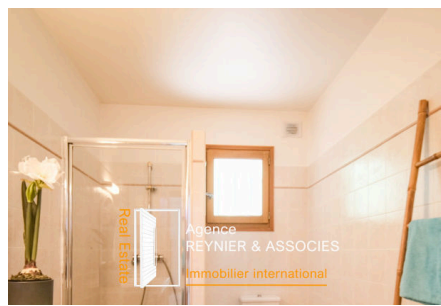
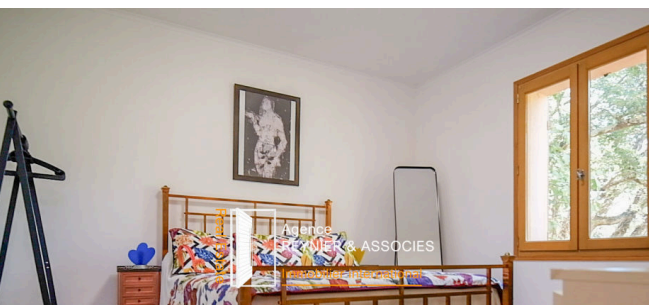
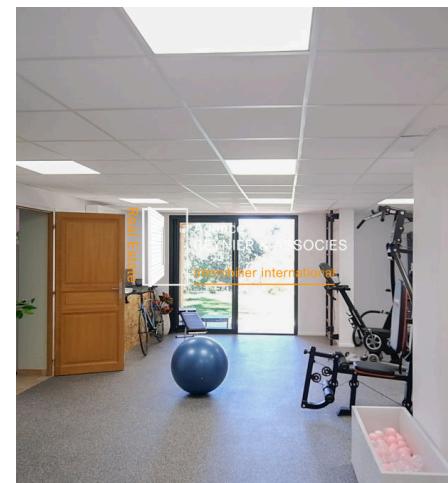
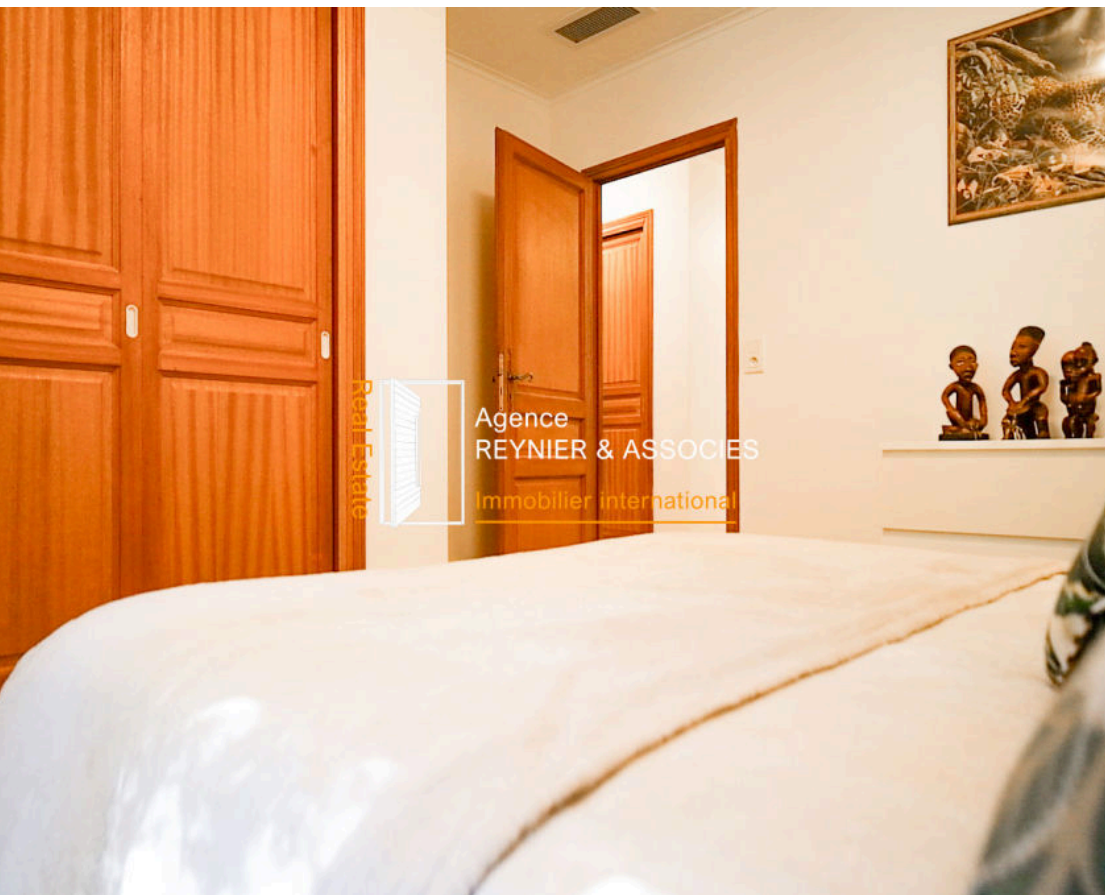
## VIEW OF THE VILLA FROM THE POOL HOUSE



2 LARGE GLIDING BAY WINDOWS OPENS ONTO A COVERED TERRACE (SOUTH) + 2 WINDOWS (WEST)



ALL ROOMS ARE AIR-CONDITIONED INCL. THE GYM ROOM | A LARGE LAWN LEADS TO THE POOL





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📍 **LE PLAN-DE-LA-TOUR**

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Agence Reynier & Associés | SAS au capital de 3000 € | SIRET : 90228245800014  
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