

Uitzonderlijke Provençaalse villa met tweede woning en uitzicht op het Château de Forcalqueiret.

Price : € 730.000



Rooms : 6	Bedrooms : 3	Bathrooms : 3	Sqft : 149.16 m ²	Type : House
Views : Monument, Countryside	Land Area : 5040m ²	Reference ID : 1214 / 1214		

Let yourself be charmed by this magnificent Provençal villa, a true embodiment of the charm and character of Southern homes, with its tiled roof, elegant façades, and warm atmosphere.

"A Provençal home is the timeless elegance of the South, where every stone tells a story and the art of living takes on its full meaning."

Ideally located in the commune of Forcalqueiret, just 25 minutes from Toulon and the beaches, this 150 m² villa is nestled in a peaceful and residential neighborhood, while being less than 2 km from the village and all amenities (schools, doctors, shops, bars, and restaurants). Set on a vast 5000 m² plot, it offers a lush, private environment—perfect for fully enjoying tranquility and nature.

Upon entering, you will discover spacious, light-filled interiors. The ground floor features a generous 60 m² living area, including a

living room with a wood-burning stove, an open-plan fully equipped kitchen, and a furnished pantry. Two master suites, each with its own private bathroom, as well as a dedicated office space, ideal for remote work. A guest WC completes this level.

Upstairs, a private retreat awaits, featuring a third master suite with its own bathroom, shower, and WC, along with a walk-in closet and a private solarium.

The landscaped garden boasts a stunning 11x5 meter Diffazur infinity pool, surrounded by a luxurious Egyptian stone terrace, adding a unique charm and natural elegance. Nearby, a jacuzzi sits atop a beautiful teak terrace, offering a relaxing escape. A 70 m² fully equipped guest house provides additional accommodation, perfect for hosting family and friends or as a rental opportunity.

A spacious 50 m² double garage completes this exceptional property. The villa is equipped with high-end amenities ensuring modern comfort and energy efficiency, including solar panels, a wood-burning stove, a thermodynamic water heater, and smart home automation for intuitive control of household functions.

A true haven of peace, seamlessly blending authenticity and modernity, this villa is an ideal retreat for those seeking the charm of Provence in an exceptional setting.

Features :

Fireplace	Jacuzzi	Swimming pool	
Water softener	Air-conditioning	Home automation	Double glazing
Sliding windows		Window shade	Double flow ventilation
Crawl space	Electric shutters	Irrigation sprinkler	
Outdoor lighting	Well drilling	Alarm system	Electric gate

Area`s:

1 Land	1 Garage	1 Entrance	1 Lavatory
1 Living room/dining area	1 Equipped kitchen	1 Root cellar	1 Bedroom
1 Shower room	1 Bedroom	1 Shower room	1 Terrace
1 Terrace	1 Corridor	1 Study	1 Terrace
1 Terrace	1 Terrace	1 Pool house	1 Outbuilding
1 Bedroom	1 Bathroom / Lavatory	1 Solarium	1 Walk-in closet

Nearby:

Town centre (1.8 km)	Movies (1.8 km)	Shops (1.8 km)	Day care (1.8 km)
Primary school (1.8 km)	Secondary school (1.8 km)	(1.8 km)	Supermarket (1.8 metres)

Energy - Conventional consumption Class : A	Energy - Conventional consumption : 45.1 kWh/m².year
Energy - Emissions estimate Class : A	Energy - Emissions estimate : 1.39 kg éqCO2/m².year
Electricity : 1	
Land Value Tax : 4.277 € / year	



See more

<https://www.astridsegaar-immobilier.fr/listing/uitzonderlijke-provençaalse-villa-met-tweede-woning-en-uitzicht-op-het-château-de-forcalqueiret-85767472>