

Maison Claviers 120 m²



PRIX DE VENTE : 530 000 €

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DESCRIPTION

Price: €530,000

The Harmony of a Grand Family Home

Discover a charming Provençal residence where serenity meets self-sufficiency. Set within a 5,600 m² (1.4-acre) wooded park, this 120 m² home—fully renovated in 2017—offers an extraordinary living environment. Entirely secluded and in absolute calm, the property lives to the soothing rhythm of flowing water.

Exceptional Assets:

Water, a Private Luxury: A natural spring feeds an ancient stone basin, a true ecological alternative to a traditional pool. This spring entirely supplies the house and maintains the lush grounds. A private forest path leads you directly to the river below the property—a rare and prestigious privilege in the Var region.

Resilience & Modernity: Equipped with solar panels and connected to the mains drainage (tout-à-l'égout), this home perfectly blends historic character with today's energy efficiency and cost savings.

Versatile Living Space: Built over two levels, this house features 4 bedrooms and 2 bathrooms. The current layout is ideal for a large family or for hosting guests on the upper floor, generating attractive seasonal income while sharing the warmth of a traditional Provençal home.

Property Description:

With a total surface of 120 m², the house includes:

Ground Floor: A cozy living room, a convivial kitchen with direct access to a lovely terrace, 2 comfortable bedrooms, and a shower room.

First Floor: A beautiful staircase leads to 2 additional bedrooms and a second shower room, offering an intimate, elevated sleeping area. One of the bedrooms boasts its own private shaded terrace with an outdoor summer kitchen.

Exterior: A closed garage plus a workshop, shaded terraces, the spring-fed basin, and direct access to the forested slope leading down to the water.

Location & Lifestyle:

Located just minutes from the perched village of Claviers, you will enjoy a preserved environment while remaining perfectly connected:

25 min from the TGV station (Les Arcs).

50 min from the French Riviera beaches.

1h15 from Nice International Airport.

"A rare property that will enchant lovers of wide-open spaces and biodiversity. Its natural spring and private river access make it a high-value heritage asset."



CARACTÉRISTIQUES

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|----------------|---------|------------------|----------------------|-----------------|-------|
| Type de bien : | Maison | Surface : | 120.0 m ² | Taxe foncière : | €1.00 |
| NB de pièces : | 5 rooms | NB de chambres : | 4 bedrooms | | |

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr

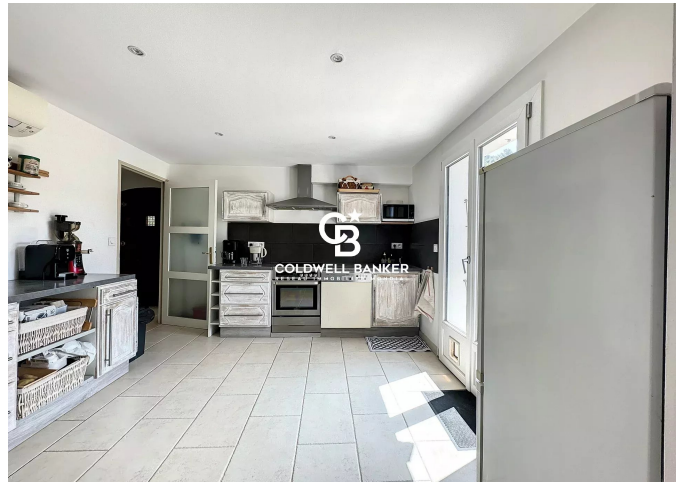
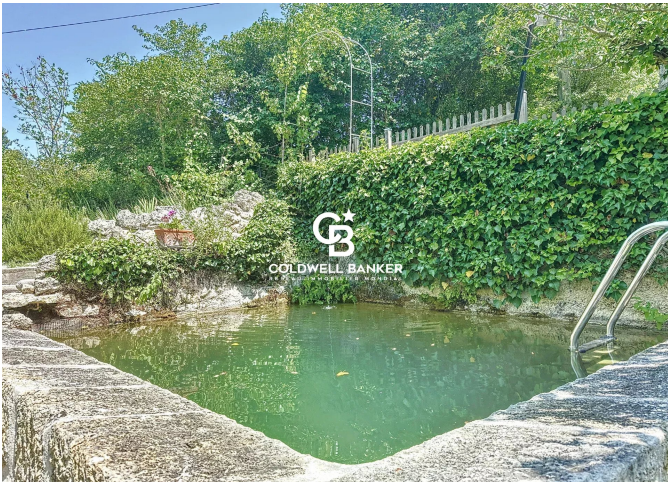
DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : C 184

Indice d'émission de gaz à effet de serre (GES) : A 12



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