

Maison Seillans 148 m²



PRIX DE VENTE : 650 000 €

EMAIL : ESTERELREALTY.SAINTRAPHAEL@COLDWELLBANKER.FR

EXCLUSIVITÉ

DESCRIPTION

Living space: 146 m² | Plot size: 4,000 m² | Bedrooms: 4 | Garage: 70 m²

Located in one of the most sought-after areas of Seillans (Route de la Parfumerie), discover this magnificent Provençal bastide. Set in an elevated position, it offers unobstructed views and exceptional natural light.

The true luxury of this property? Combining the absolute peace and quiet of the Var countryside with direct access to the heart of the village, just a few minutes' walk away.

Main Residence (Single-story)

Designed for ultimate comfort, the house opens onto a superb and spacious 46 m² living room bathed in light, enhanced by exposed beams and warmed by a beautiful fireplace with a back boiler.

The fully equipped 12 m² kitchen opens directly onto a covered terrace, ideal for summer lunches facing a magnificent free-form swimming pool. The sleeping area features 3 comfortable bedrooms, a travertine bathroom, and two shower rooms. No renovation work is required; the house is ready to move into.

Independent Studio

A real added value for a hospitality project (strong seasonal rental yield) or for hosting family and friends in complete privacy, a pleasant 30 m² independent studio completes the property. It features a large living area, an equipped kitchen, and a private shower room.

Outdoors & Outbuildings

Nestled on a 4,000 m² plot laid out in traditional stone terraces (restanques), the property is planted with olive trees and Mediterranean species, ensuring a completely overlooked environment. The back of the land, intentionally left wild and natural, guarantees eternal tranquility. A concrete driveway (which will be fully resurfaced for the sale) leads to a rare feature for the area: a massive 70 m² garage, ideal for car collectors, a workshop, or large-volume storage.

Top-tier Technical Features

Efficient and economical thermal comfort: Heat pump + back boiler fireplace (connected to the heating system) + electric boiler.

Eco-responsibility: Two 1,000-liter rainwater harvesting tanks.

Free-form swimming pool with a paved deck.

Refined interior finishes (travertine flooring, exposed beams).

A rare opportunity on the Seillans market. This house will appeal to buyers looking for an easy-to-live-in, single-story home, extensive storage space (XXL garage), and immediate rental potential thanks to the

studio—all just a stone's throw from the village shops.

Possibility to park several vehicles on the property.

Price: 650 000€ HAI

JULIE CHIAPPETTA

Prestige Real Estate Consultant Global Luxury Brand Specialist

COLDWELL BANKER | FRANCE – MONACO

M +33 (0)6 36 57 15 28

E julie.chiappetta@coldwellbanker.fr

CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	148.0 m ²	NB de pièces :	6 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

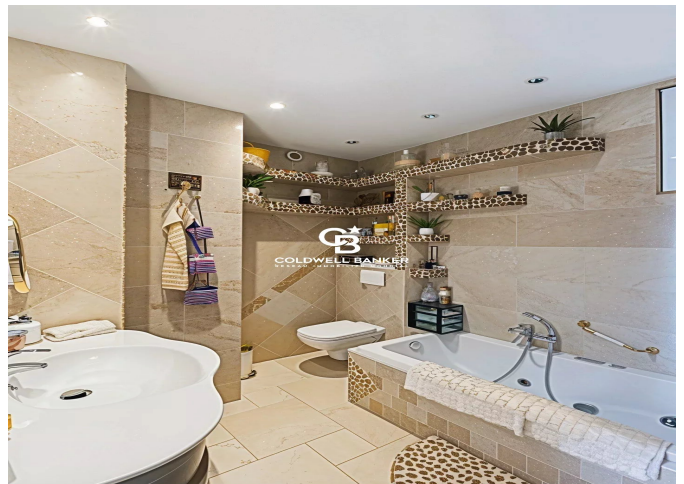
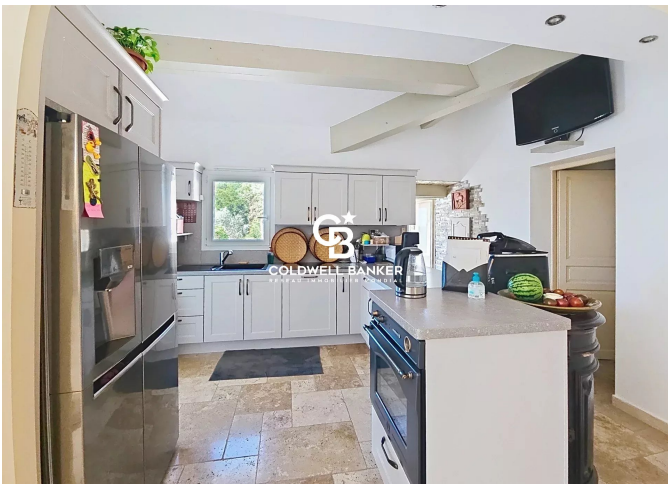
DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : D 241

Indice d'émission de gaz à effet de serre (GES) : B 8



COLDWELL BANKER
EUROPA REALTY



44 Avenue du Général Leclerc
France, 83700, Saint-Raphaël



TÉL : +33494193440
esterealty.saintraphael@coldwellb

