

A Flayosc  
depuis 1985

# SOGIP



04.94.70.48.43  
info@sogip.com

430 000 €

Villa for sale

5 rooms

Surface : 167 m<sup>2</sup>

Surface of the living space : 42 m<sup>2</sup>

Surface of the land : 1040 m<sup>2</sup>

Year of construction : 2004

Exposure : Sud

View : Panoramique

Hot water : Electrique

Indoor condition : excellent

Outdoor condition : good

Benefits :

Pool, Bedroom on ground floor, Double Glazing, Laundry room, Calm

4 bedroom

2 terraces

4 showers

5 WC

1 garage

1 parking

Energy class (old measure) : C

Climate class : B

Document non contractuel

26/03/2023 - Prix T.T.C



Villa Flayosc ref. 215V1328M - mandat n°Vi 3560

**Flayosc SOLD BY SOGIP** Sale Villa Close to the village 4 bedrooms Pool and Garage. This very beautiful villa of 167 m<sup>2</sup> living space in remarkable condition on 1040 m<sup>2</sup> of enclosed, landscaped land has on the garden level a beautiful **42 m<sup>2</sup> living space** opening onto the terrace and swimming pool with beach around. more than 14m<sup>2</sup>, cellars, utility room, a large bedroom of 17m<sup>2</sup> with shower room and wc with independent access ... **15m<sup>2</sup> tiled garage** .

**Upstairs** : 3 other parental suites (20-17 and 20m<sup>2</sup>) each with its own bathroom and wc.

**8x4 tiled swimming pool and its surrounding beaches** , technical room with storage ...

The property is equipped with central aspiration, softener, automatic gate, mosquito nets, all rooms are air conditioned, with in addition floor heating. The property is connected to the **mains drainage**.

Remarkable state ... **PANORAMIC VIEW** on the village and the chain of SOUTH Moors and in the Peace. Very nice construction on crawlspace.

To see SOGIP at FLAYOSC since 1985 Tel 04 94 70 48 43



SOGIP immobilier - 19, Bd Jean Moulin - 83780 Flayosc

Tél: 04 94 70 48 43 - [www.sogip.com](http://www.sogip.com) - e-mail : [info@sogip.com](mailto:info@sogip.com)

Carte professionnelle n° CPI 8302 2019 000 042 089 CCI du VAR - RCS DRAGUIGNAN B 332 835 388

SOGIP Sarl au capital de 372.000 € - Code NAF 6831Z - Document non contractuel

Diplômé et habilité pour la prise des photos Aérienne par DRONE (Numéro d'exploitant ED6788 Attestation d'aptitude aux fonctions de Télépilote de Drone Professionnel n°02467 - RCP Aviabel pour nos aéronefs)