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Charming Villa With Pool & Independent Guesthouses!

Aups , Var , Provence-Alpes-Cote-d'Azur



€950,000

inc. of agency fees

5 Beds 261.21 sqm 0.23 ha

Ideally located just steps from the center of Aups, this stunning single-storey property will charm you with its generous spaces, high-end features, and strong rental potential. Main house highlights...

At a Glance

Reference MFH-
PROPL85900561

Bed 5

Land 0.23 ha

Near to Aups

Pool Yes

Price €950,000

Hab.Space 261.21 sqm

Land Tax N/A

Property Description

Ideally located just steps from the center of Aups, this stunning single-storey property will charm you with its generous spaces, high-end features, and strong rental potential.

Main house highlights include:

A spacious and bright living area opening onto the terrace and pool

A modern, fully fitted and equipped kitchen

5 bedrooms, including a beautiful master suite with ensuite shower room and walk-in closet

An additional bathroom and shower room for optimal comfort

Bonus features:

Two independent apartments with private terraces — perfect for hosting family and friends, or generating rental income!

All nestled in a green, tranquil setting, offering privacy and year-round quality of life, whether as a primary or secondary residence.

A rare opportunity in the sought-after Haut-Var area. Contact us to arrange a viewing!

Summary

Property type:	House
Bedrooms:	5
Price	€950,000

Key Information

Year Built:	2004
Internal Area:	261.21 sqm
Land Area:	0.23 ha

Property Features:

- Air-conditioning
- | | |
|-----------------------|-----|
| Swimming Pool? | Yes |
| Has Air Conditioning? | Yes |

Location: Provence-Alpes-Cote-d'Azur

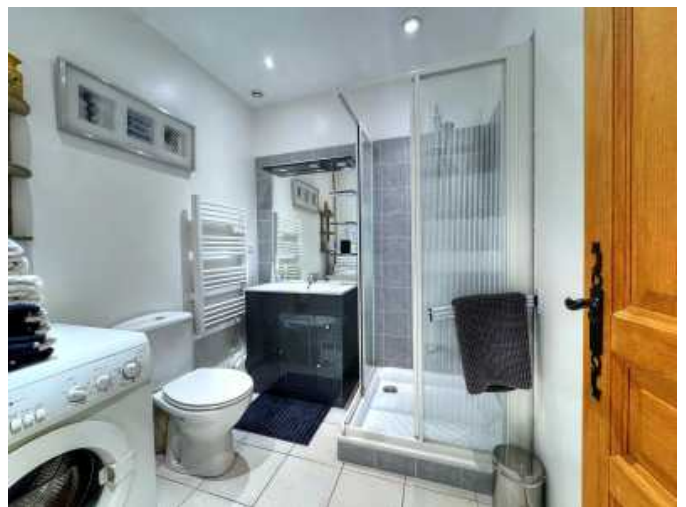


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We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

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0845 123 5885 (UK only local rate) / +44 (0) 113 216 4066,

or email us at bonjour@my-french-house.com.

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Buying French Property Just Got Easier...

The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty).

The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days cooling off period has expired. It takes an average of three months to buy a property in France.

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my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

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S. and L. BROWN



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