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## Single-storey Villa With Two Apartments - Aups

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



**€950,000**

inc. of agency fees

7 Beds

253 sqm

This splendid single storey villa from 2004 was completely renovated in 2022. The property of 253 m<sup>2</sup> is divided in a main house...

### At a Glance

**Reference** MFH-  
PROHWCL84064461

**Bed** 7

**Near to** Aups

**Pool** Yes

**Price** €950,000

**Hab.Space** 253 sqm

**Land Tax** N/A

### Property Description

This splendid single storey villa from 2004 was completely renovated in 2022.

The property of 253 m<sup>2</sup> is divided in a main house and two separate apartments, that can be integrated into the main house.

The main villa of 173 m<sup>2</sup> has a spacious and light 58 m<sup>2</sup> living room with large sliding doors opening out onto the partially covered terrace.

There is a large kitchen with its utility room, an office which can be used as a bedroom, a shower room, a mastersuite with walk in wardrobe and bathroom and another three bedrooms and two bathrooms.

Next to the main house are two lovingly styled apartments of 35 m<sup>2</sup> and 45 m<sup>2</sup> with 3 bedrooms and 2 shower rooms.

The apartments are rented as holiday rentals and have a very high rental occupancy rate, excellent ratings and return clients.

This property lies in a well tended, unoverlooked garden of 2500 m<sup>2</sup> with its swimming pool, balls court and ample parking space. The garden is fully closed and has an electric gate.

The villa has very low energy costs due to its 24 solar panels, a solar heated water boiler and good insulation. It is equipped with a videophone and an alarm system.

The location is excellent: close to the shops, 5 mins walking distance from the charming village of Aups, 14 mins from the Gorges du Verdon.

This property is a unique opportunity for a holiday rental business or a large family.

## Summary

Property type:	House
Bedrooms:	7
Price	€950,000

## Key Information

Year Built:	2004
Internal Area:	253 sqm
Number of Fireplaces:	1
Property Features:	
• Air-conditioning	
Swimming Pool?	Yes
Has Air Conditioning?	Yes
Has Alarm	Yes

**Location: Provence-Alpes-Cote-d'Azur**



## Gallery













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