

# Character Property with Independent Guest House near Flayosc, Large Grounds, Swimming Pool

Price : € 790.000



**Rooms :** 8  
**Views :** Village

**Bedrooms :** 4  
**Land Area :** 9500m<sup>2</sup>

**Bathrooms :** 3  
**Reference ID :** 1213 / 1213

**Sqft :** 232 m<sup>2</sup>

**Type :** House

**Le Flayosquet - An Exceptional Living Environment with Breathtaking Views.**

Fall under the charm of this magnificent property, partly built of stone and located in Le Flayosquet, offering a spectacular view of the picturesque village of Flayosc. Situated on a vast flat plot of 9500 m<sup>2</sup>, planted with olive trees, this unique property comprises a main villa and a charming independent guest house, enhanced by a large swimming pool to fully enjoy the beautiful days of Provence.

The Main Villa (on two levels) offers you on the ground floor: A welcoming entrance hall, a spacious and light-filled living/dining room, centered around an impressive triple-hearth fireplace, creating a warm and convivial atmosphere. The floor is enhanced by beautiful Spanish stone, adding a touch of elegance and authenticity. Large sliding glass doors open the space to the outside, offering a seamless transition between the interior and the terrace, maximizing light and the view. A large, functional kitchen opens onto a pleasant terrace, ideal for outdoor dining. A practical laundry room and a pantry provide optimal storage. A master suite offers privacy and comfort, including a full bathroom and a dressing room.

Upstairs: Three bright bedrooms, including one en-suite with its own shower room, a separate WC, and an additional shower room for the other bedrooms.

The Independent Guest House offers an autonomous living space comprising: a small functional kitchen, a comfortable living room, a shower room, and a mezzanine bedroom, optimizing space and offering a cozy sleeping area. This guest house is ideal for hosting guests independently or for potential rental income.

The Exteriors:

A vast flat plot of 9500 m², a true haven of peace adorned with numerous olive trees, offering an authentic Provençal setting. A large swimming pool, perfect for cooling off and relaxing with family or friends, with a large stone awning that can be converted into a summer kitchen.

The Assets of this Exceptional Property:

- Breathtaking view of the village of Flayosc.
- Authentic charm of stone constructions.
- Vast, flat, and wooded land, easy to landscape.
- Large swimming pool for convivial moments.
- Independent guest house offering hospitality or rental potential.
- Spacious and bright interior with a unique fireplace.
- High-quality features on the ground floor: beautiful Spanish stone flooring and sliding glass doors.
- Comfortable master suite on the ground floor.

Features :

Double glazing	Sliding windows	Internet	Well
Alarm system	Swimming pool	Fireplace	

Area`s:

1 Land	1 Accommodation	1 Entrance	1 Living-room
1 Kitchen	1 Master bedroom	1 Bathroom	1 Laundry room
1 Root cellar	1 Lavatory	1 Garage	1 Cellar
1 Bedroom	1 Bedroom	1 Bedroom	1 Shower room
1 Shower room	1 Lavatory		

Nearby:

Town centre (2 km)	Shops (2 km)
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Energy - Conventional consumption Class : C	Energy - Conventional consumption : 119 kWh/m².year
Energy - Emissions estimate Class : C	Energy - Emissions estimate : 17 kg éqCO2/m².year
Electricity : 1	
Land Value Tax : 4.363 € / year	



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