

# BY BLUE

INTERNATIONAL REALTY

Fantastic villa for sale in Plan de la Tour with swimming pool



Le Plan-de-la-Tour - 2 100 000 €

Ref. 83047137

Discover this spacious villa, nestled in the mountains just 7 km from the village center of Plan de la Tour. Set on 1.35 hectares of land, the property offers 290 m<sup>2</sup> of living space across three floors.

Ideal for a large family, this villa also holds significant commercial potential as a bed & breakfast or event rental for larger groups. The electric gate provides a grand entrance, leading to a long driveway lined with trees and flowers, offering ample parking space for several cars.

Inside, you'll find a host of amenities, including a large kitchen diner and a complete kitchen with a bar, perfect for hosting sizable gatherings. The first floor can be entered from the outside or inside and boasts a magnificent master bedroom with a wardrobe room and a spacious bathroom featuring a whirlpool, shower, washbasin, and toilet. The balcony overlooks the beautiful garden and pool area.

The pool house, adjacent to the 10 x 5-meter pool, offers 43 m<sup>2</sup> of space with an outdoor kitchen and a bathroom with a shower, toilet, and sink. Two large bedrooms add to the convenience.

A charming living room with a high ceiling and a fireplace leads to the first floor, where a working area on the mezzanine and an entrance to the master suite await. Additionally in the back of the house, a separate apartment with two bedrooms, a kitchenette, and a bathroom provides extra versatility.

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A staircase down leads to a sizable bedroom or studio/cinema room with French doors opening to the back of the house. An additional bathroom and a cold room with a fridge complete this level. Also on this level a spacious garage with a tool room, equipped with a central vacuum system. This multi-functional space serves as a washing/ironing room and a game room.

Constructed with fire-resistant cellular concrete, the villa offers an added layer of safety. There's also the possibility to construct an extra +/- 60 m<sup>2</sup>. Water is supplied by a well and water basin, each with a capacity of 120 M<sup>3</sup>.

Outside, the meticulously maintained garden spans 13,430 m<sup>2</sup> and includes two storage cabins for convenience. Relax in the jacuzzi while enjoying the breathtaking views of the surrounding hills.

This villa offers abundant features and versatile potential, making it a unique opportunity not to be missed.

Living area : 290 m<sup>2</sup>

Bedrooms : 5

Exposition : South

Parking : 6

Rooms : 8

✓Swimming pool ✓Terrace

Property tax : 3 600 €

Fees payable by vendor



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