



# LUXURY 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 m2. Water is supplied by a well and water basin, each with a capacity of 120 M3.

Outside, the meticulously maintained garden spans 13,430 m2 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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