

[Click to view MFH-PROPL7096238](#)

Aups, Nice Property With Guest House And Pool!

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



€750,000

inc. of agency fees

4 Beds 207 sqm 0.3 ha

Aups, on enclosed and landscaped ground of 2969sqm, superb Provençal property with guest house. The main villa is composed of a beautiful entrance with laundry room, a spacious and bright living room...

At a Glance

Reference	MFH-PROPL7096238	Near to	Aups	Price	€750,000
Bed	4	Pool	Yes	Hab.Space	207 sqm
Land	0.3 ha			Land Tax	N/A

Property Description

Aups, on enclosed and landscaped ground of 2969sqm, superb Provençal property with guest house. The main villa is composed of a beautiful entrance with laundry room, a spacious and bright living room with open kitchen and mezzanine, a bedroom, a shower room, a master suite with private bathroom and dressing room. A beautiful patio with fountain opens onto an annex comprising 2 bedrooms, a shower room and

separate toilets.

The independent bastidon has a living room/kitchen, an upstairs bedroom and a shower room. Outside, you will discover a superb basin-type swimming pool, some terraces, a garage and a carport. Traditional construction, quality benefits, Mediterranean essences and olive trees come to decorate this little corner of paradise...

Summary

Property type:	House
Bedrooms:	4
Price	€750,000

Key Information

Year Built:	2005
Internal Area:	207 sqm
Land Area:	0.3 ha
Number of Fireplaces:	1
Property Features:	
• Fireplace	
Swimming Pool?	Yes

Location: Provence-Alpes-Cote-d'Azur



Gallery







As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail YORKSHIRE POST FRENCH PROPERTY NEWS

Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

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.

Contact us on:

0845 123 5885 (UK only local rate) / **+44 (0) 113 216 4066**,
or email us at **bonjour@my-french-house.com**.

To see more great properties like this one, visit our daily updated website at **www.my-french-house.com**.

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 calling off period has expired. It takes an average of three months to buy a property in France.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

Testimonials

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.

C. BAUER – Sunday Times

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

S. and L. BROWN

great service
fast transfers

send money abroad 24/7 excellent rates