

**Ref: FRPS077 - Provençal Village House for Sale**

**Town: Aups**



|                                 |                  |
|---------------------------------|------------------|
| <b>Price</b>                    | 240,000 euros    |
| <b>Land Size</b>                | 0 m <sup>2</sup> |
| <b>Bathrooms / Shower Rooms</b> | 4                |

|                           |                    |
|---------------------------|--------------------|
| <b>Living Space</b>       | 200 m <sup>2</sup> |
| <b>Number of Bedrooms</b> | 4                  |

**Property Description**

This exceptional 5 storey village home has been lovingly restored in authentic Provençal style but includes all the comforts of modern living. Located in a quiet medieval street in the centre of the village of Aups, this is the ideal second home and will generate a good income from rentals. The house is also ideal for those wishing to live in the village and run this house as a 'bed and breakfast'.

Ground Floor - Large Kitchen / diner, Dining room seating 12 and quiet Reading room

First Floor - Living room, Bedroom One with en-suite shower room and separate toilet

Second Floor - Bedroom Two with en-suite shower room and separate toilet

Third Floor - Bedroom Three with en-suite shower room and separate toilet

Fourth Floor - Bedroom Four with en-suite bathroom, shower room and separate toilet. This bedroom opens on to the roof terrace with seating for 8 guests.

Aups is a working village with an excellent selection of shops, cafes and restaurants. There is a twice weekly Provençal market and a host of activities throughout the year.

There are 3 schools in the village, all within a 5 minute stroll of this lovely house - Maternelle, Elementaire and College. If you live in Aups, your children are at school in the village from aged 3 - 15.

Transport:

Nice Airport - 90 minute drive

Marseille Airport - 90 minute drive

Toulon Airport - 90 minute drive

Aix en Provence TGV station - 90 minute drive

Nearest large town - Draguignan

Heating: Electric and open fireplace

Drains: Main

Tax: 400 Euros per annum

**Property Features**

**Fireplace    Satellite TV**

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