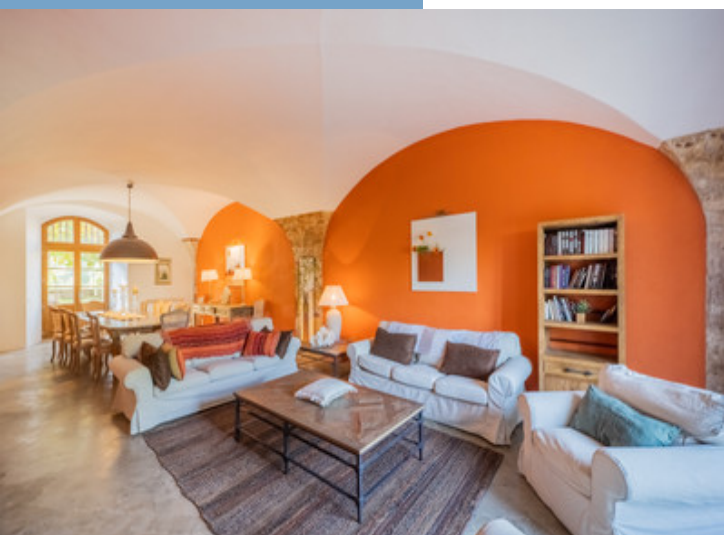




FABULOUS ESTATE IN THE HEART OF PROVENCE
WITH 52 HECTARES, BASTIDE, GITE, APARTMENT
AND MANY OUTBUILDINGS.

FABULOUS ESTATE IN THE
HEART OF PROVENCE
WITH 52 HECTARES,
BASTIDE, GITE,
APARTMENT AND MANY
OUTBUILD...



PROPERTY FACT FILE	
REFERENCE	A15241
PRICE	€ 2,500,000 £ 2,136,950* *agency fees to be paid by the seller
BEDROOM	11
BATHROOM	6
ACCOMMODATION	663 m²
LAND	524285 m²
TOWN	Artignosc-sur-Verdon
DEPARTMENT	Var
LOCATION	0-2KM to amenities
TYPE	Activité équestre
CONDITION	Excellent condition, Good condition, Habitable
FEATURES	Garage, Barns / outbuildings, Private parking
*Price based on current exchange rate which is subject to change	



- large private estate with 52 ha, stone bastide
- large stone barns and outbuildings
- swimming pool and landing strip for light aircraft
- private and secluded, quiet and tranquil
- Near to Gorges du Verdon in the heart of Provence

FABULOUS ESTATE IN THE
HEART OF PROVENCE
WITH 52 HECTARES,
BASTIDE, GITE,
APARTMENT AND MANY
OUTBUIL...

Ref : A15241

This wonderful rural and private estate in the heart of Provence has approx. 52 hectares of land which is a mix of agricultural land and forest. The land could be suitable for vines, lavender, crops, horses or other livestock. There has also been a private grass landing strip utilised in the past!

DESCRIPTIF

This extensive and private estate is located in a quiet and tranquil setting near to the Gorges du Verdon in the heart of Provence. The main stone bastide has approx. 450m² of living space which comprises of on the ground floor, spacious entrance hall with staircase, large drawing room with double aspect windows and fireplace, spacious dining room, library or second sitting room, traditional country dining kitchen with stone sink. On the first floor there are 7 double bedrooms, some on-suite with beautiful tiled shower rooms and there is a separate family bathroom.

There are many traditional features throughout the property including the arched ceilings and a special feature is the wonderful enclosed court yard gardens to the front of the property. The property benefits from mains water but there is also a natural spring on the property.

There is a separate 2 bedroom gite with living room/ kitchen and bathroom.

There is also an apartment on the first floor of one of the outbuildings with 2 bedrooms, living room kitchen and bathroom.

The stone outbuildings and barns are large and extensive, some are in good condition and would be ideal for storing cars etc. Other buildings would require renovation. There is a swimming pool, stone pigeon house and other small buildings in the grounds. The land of approx. 52 hectares is a mixture of fields and woodland. The agricultural land is presently in grass but could be suitable for growing vines, lavender, fruit trees, and for horses or



More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A15241>

COMPLETE FILE AND PHOTO ON REQUEST

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

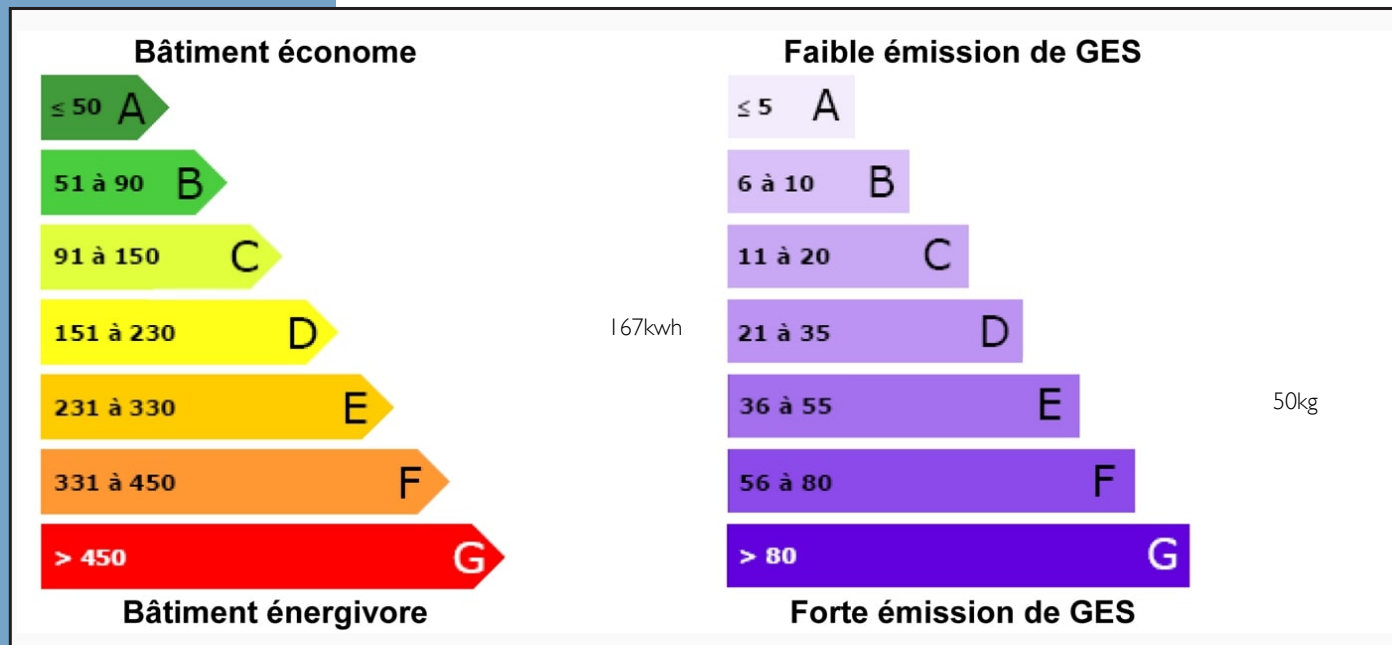
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FABULOUS ESTATE IN THE
HEART OF PROVENCE WITH
52 HECTARES, BASTIDE, GITE,
APARTMENT AND MANY
OUTBUIL...

Ref : AI524I

ENERGIE-DPE

Information about risks to which this property is exposed is available on the Géorisques website :
<https://www.georisques.gouv.fr/>



NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchange rates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

Réf : AI524I
FILE COMPLETE
AND PHOTOS
ON REQUEST

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