



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



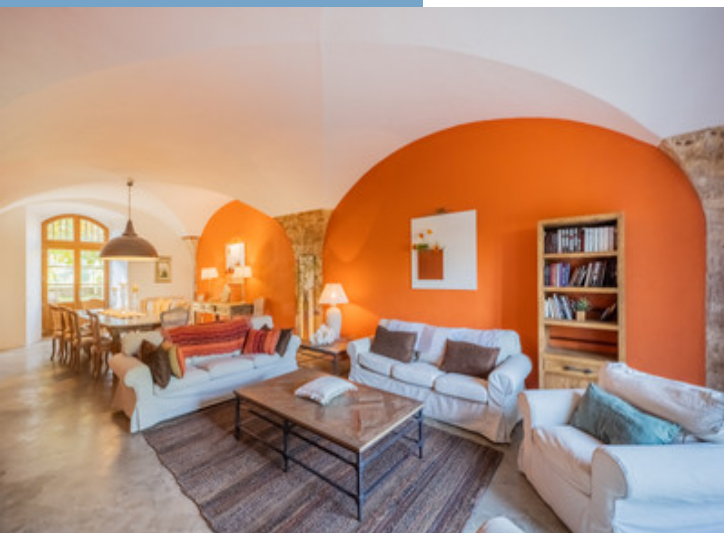
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WITH 52 HECTARES,  
BASTIDE, GITE,  
APARTMENT AND MANY  
OUTBUIL...



## PROPERTY FACT FILE

REFERENCE	A15241
PRICE	€ 2,500,000 £ 2,118,875* *agency fees to be paid by the seller
BEDROOM	11
BATHROOM	6
ACCOMMODATION	663 m <sup>2</sup>
LAND	524285 m <sup>2</sup>
TOWN	Artignosc-sur-Verdon
DEPARTMENT	Var
LOCATION	Isolated
TYPE	Maison de Vacances, Country House, Equestrian
CONDITION	To be renovated, Habitable, Good condition
FEATURES	Swimming Pool, Other Drainage, Walking distance to shops

\*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

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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. 450m<sup>2</sup> 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

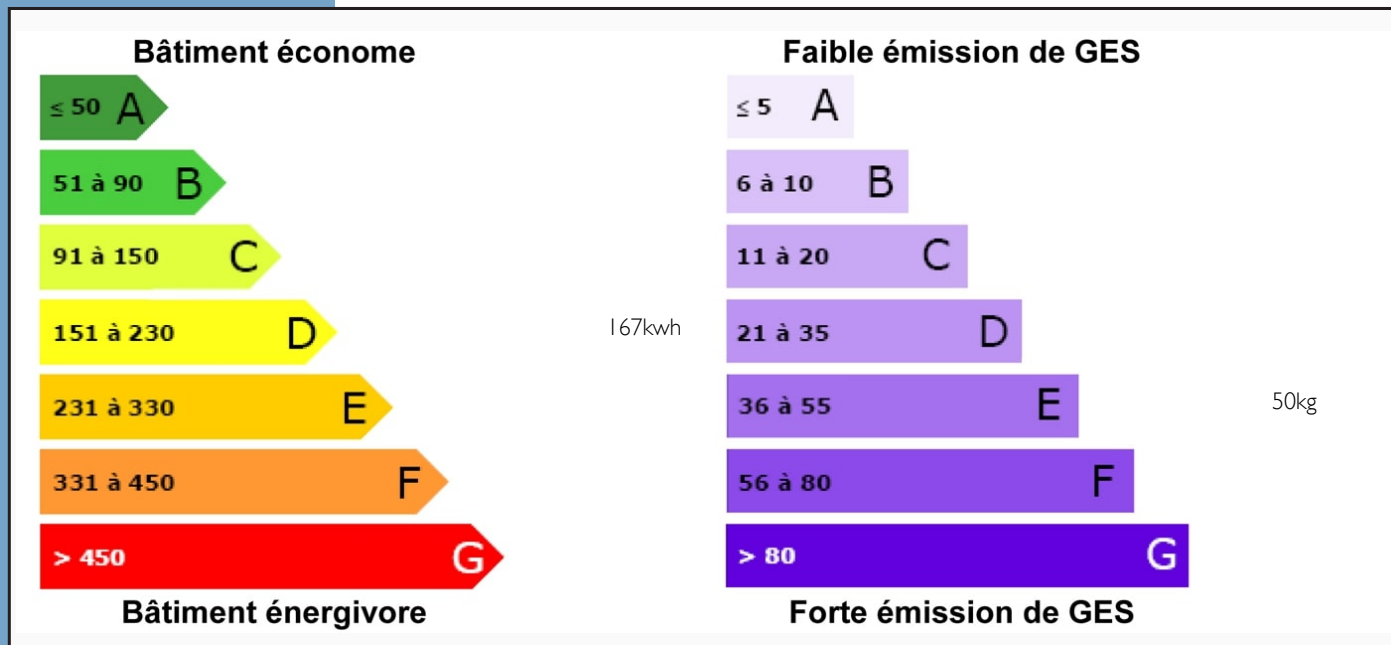
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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr/>

Ref : AI5241

## ENERGIE-DPE



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## CONTACT

Réf : AI5241  
FILE COMPLETE  
AND PHOTOS  
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