



BEAUTIFULLY RESTORED VILLAGE WINEMAKER' S  
HOUSE WITH INDEPENDENT GUEST ROOMS  
AND A CHARMING PATIO.

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CHARMING PATIO....



PROPERTY FACT FILE	
REFERENCE	A36249NIF34
PRICE	€ 690,000 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	2
BATHROOM	4
ACCOMMODATION	104.45 m <sup>2</sup>
LAND	6 m <sup>2</sup>
TOWN	Bouzigues
DEPARTMENT	
LOCATION	Village property
TYPE	Gîtes, House, Family Home
CONDITION	
FEATURES	Garage, Detached, Water on site
<small>*Price based on current exchange rate which is subject to change</small>	





- Architect-renovated using high-quality materials
- Bed and breakfast rooms with en-suite bathroom
- Patio and solarium for relaxing moments
- Well located near shops and the port of Bouzigues
- Charm of the old and modern comfort

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Completely renovated village house with taste, offering a comfortable main residence and two independent guest rooms with private bathrooms. Spacious, with preserved charm of the old, an intimate patio and a sunny terrace. Ideal for rental activity or as a family home with guest accommodation. The village of Bouzigues, known for its

## DESCRIPTIF

In the picturesque village of Bouzigues, this carefully renovated winemaker's house of 104 m<sup>2</sup> of living space plus 123 m<sup>2</sup> of total floor area, combines the charm of the old with an ideal layout for a guesthouse business. Spread over several levels, it offers a clear separation between private areas and guest accommodation.

On the ground floor, a large winemaker's entrance leads to a beautiful versatile space, consisting of an old garage with authentic character, a laundry room with a beach shower, and an independent WC. This level also provides access to the patio, the heart of the house, and the two truly independent guest rooms. The main entrance to the house, currently set up as an office, could easily return to its original function as a reception area if desired.

The main floor is dedicated to the living space: a bright living room, a fitted kitchen, a dining room (formerly a bedroom), and a comfortable bedroom with an en-suite bathroom that includes a WC, a dressing room, and an office space. An independent WC completes this level.

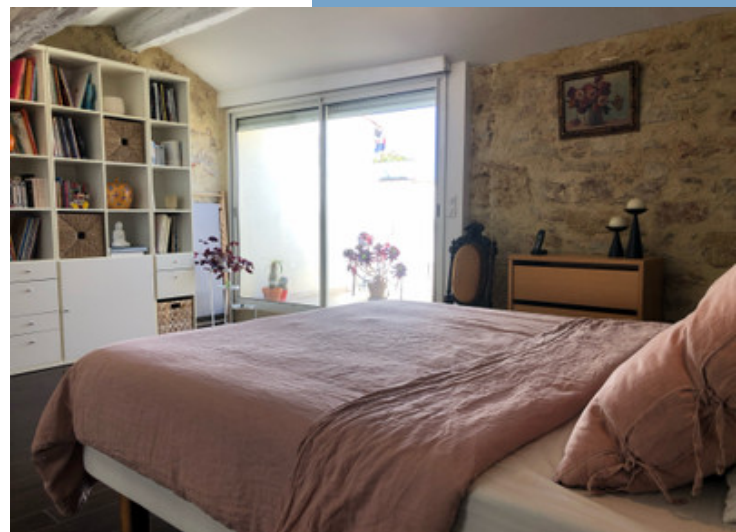
On the top floor, you'll find a large master bedroom with an en-suite shower room, a dressing room and a private terrace-solarium , perfect for enjoying the sun in complete privacy.

Regarding the guest rooms: one is located on the patio side on the ground floor, and the other, accessible via a beautiful exterior stone staircase, on the upper floor. Both have their own shower rooms and WC, making them ideal for tourist activities,

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A36249NIF34>

COMPLETE FILE AND PHOTO ON REQUEST



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

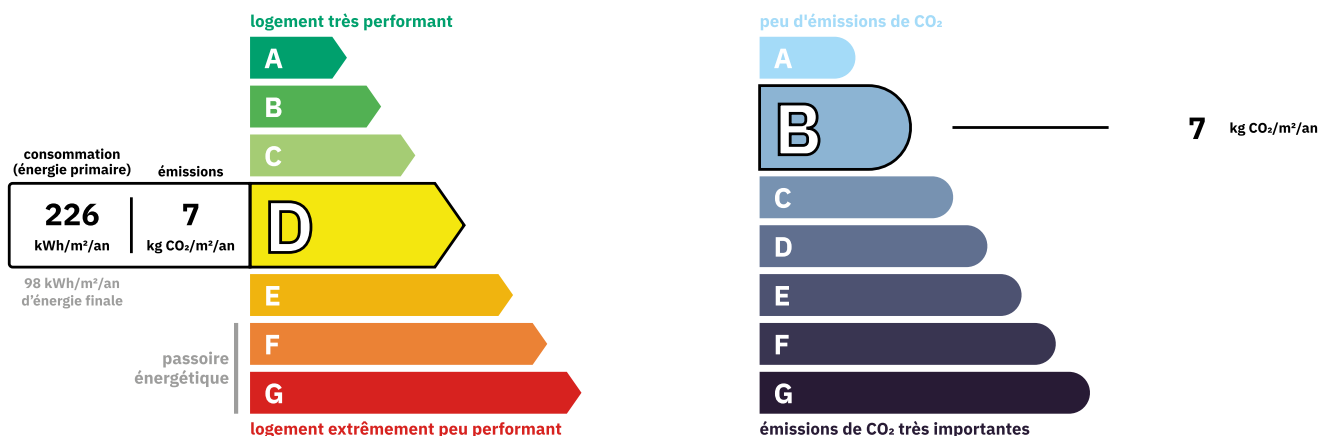
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## ENERGIE-DPE

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



Property **Poorly efficient**  
Estimated annual energy costs  
between 1420 € and 1990€ for 2024

## NOTICE

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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.

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## CONTACT

Réf :A36249NIF34  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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