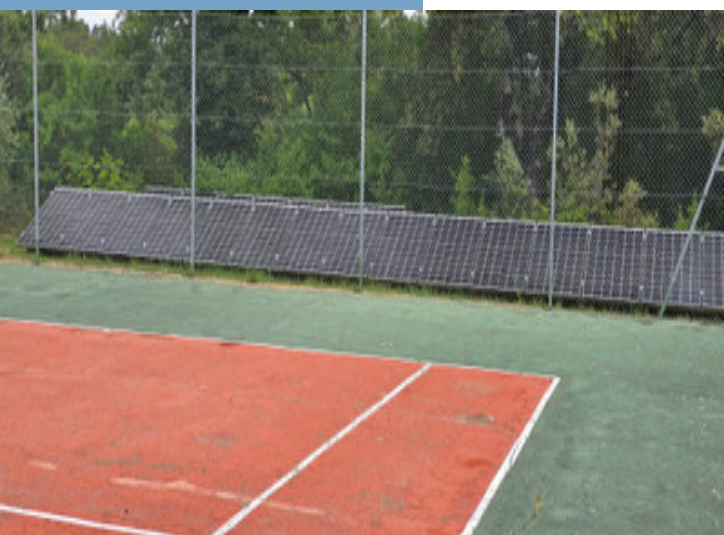




## 17TH CENTURY BASTIDE NESTLED IN THE HEART OF 2.8 HECTARES IN BESSE-SUR-ISSOLE

17TH CENTURY BASTIDE  
NESTLED IN THE HEART  
OF 2.8 HECTARES IN  
BESSE-SUR-ISSOLE...



PROPERTY FACT FILE	
REFERENCE	A37060CDI83
PRICE	€ 1,850,000 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	10
BATHROOM	10
ACCOMMODATION	870 m <sup>2</sup>
LAND	28000 m <sup>2</sup>
TOWN	Besse-sur-Issole
DEPARTMENT	
LOCATION	Isolated
TYPE	Maison de Vacances, Bed and Breakfast, House
CONDITION	Good condition
FEATURES	Swimming Pool, Other Drainage, Private parking
<small>*Price based on current exchange rate which is subject to change</small>	





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BESSE-SUR-ISSOLE...

Ref : A37060CDI83

In a quiet environment, surrounded by vineyards, this property from 1616 is ideal to run a top of the range gites and B&B business, as it has a main bastide with : an entrance hall, an office, a cathedral 120 m<sup>2</sup> living room, a professional kitchen, a 60 m<sup>2</sup> veranda/dining room, five large 50 m<sup>2</sup> ensuite bedrooms, of which two double ones and some

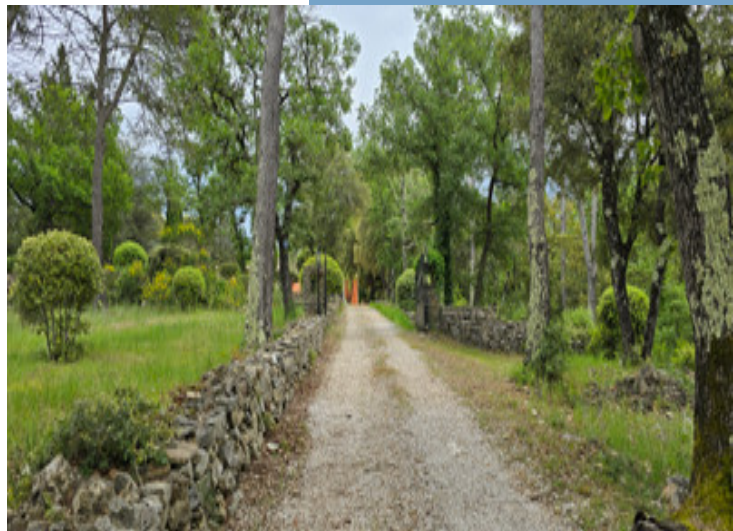
## DESCRIPTION

In a quiet environment, surrounded by vineyards, this property from 1616 is ideal to run a top of the range gites and B&B business, as it has a main bastide with : an entrance hall, an office, a cathedral 120 m<sup>2</sup> living room, a professional kitchen, a 60 m<sup>2</sup> veranda/dining room, five large 50 m<sup>2</sup> ensuite bedrooms, of which two double ones and some offering magnificent vaulted stone built ceilings. There are also two independent one-bedroom apartments of 70, 72 and 100 m<sup>2</sup> and three 33 m<sup>2</sup> studios. Well, vast heated swimming pool with a 70 m<sup>2</sup> pool house, a tennis court, a yoga space, a Jacuzzi, air conditioning, solar panels. A real haven of peace! Information on the risks to which this property is exposed is available on the Géorisques website : [georisques.gouv.fr](https://www.georisques.gouv.fr)

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More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A37060CDI83>

COMPLETE FILE AND PHOTO ON REQUEST

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

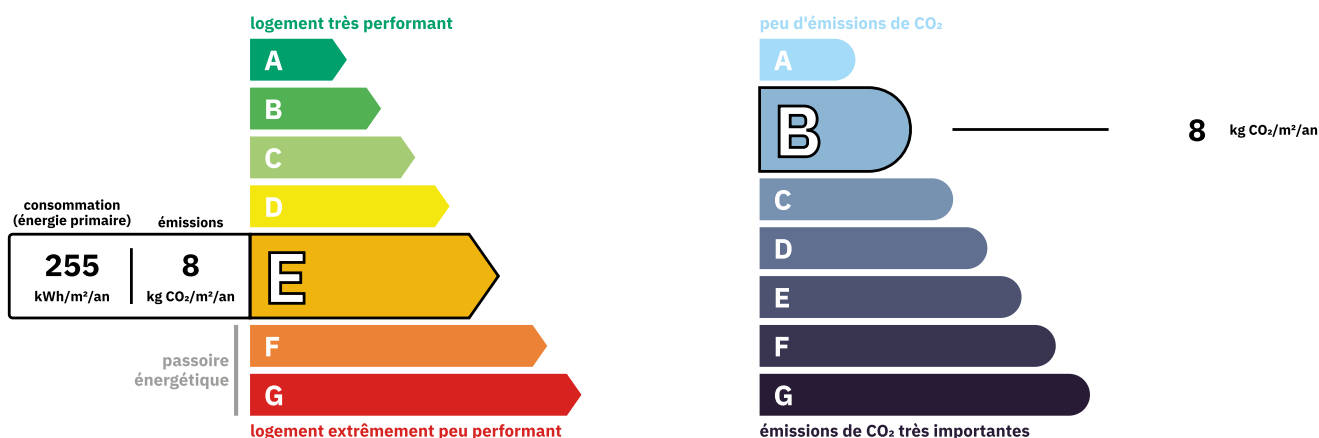
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)

17TH CENTURY BASTIDE  
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Ref : A37060CDI83

## ENERGIE-DPE



Property **Energy consuming**  
Estimated annual energy costs  
between € and 10157€ for 2020

## 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.

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 : A37060CDI83  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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