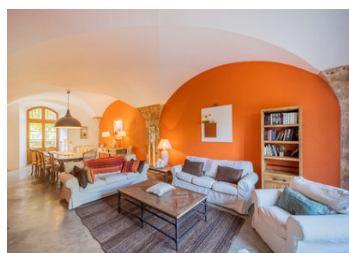


Fabulous Estate in the heart of Provence with 52 hectares, bastide, gite, apartment and many outbuildings.



INFORMATION

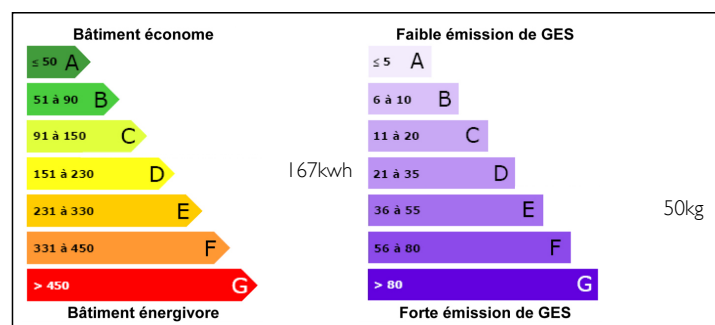
Town:	Artignosc-sur-Verdon
Department:	Var
Bed:	11
Bath:	6
Floor:	663 m2
Plot Size:	524285 m2



IN BRIEF

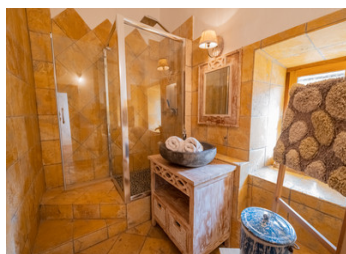
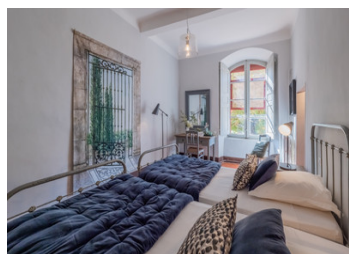
This wonderful rural and private estate in the heart of Provence has approx. 52 hectares of land which is a mix of agricultural land and forest. The land could be suitable for vines, lavender, crops, horses or other livestock. There has also been a private grass landing strip utilised in the past! There is a fabulous main stone bastide of approx. 450m² with spacious living rooms and 7 bedrooms as well as a separate 2 bedroom apartment and 2 bedroom gite. There are also extensive outbuildings with the property including barns and outbuildings ideal for storing classic cars etc. and also others with great potential to renovate to further living spaces. There is mains water on the property and also a natural spring.

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

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 courtyard 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,...

NOTES