

Beautiful 5 bedroom bastide in Provence. Edge of the village and 5 minutes from beautiful Lac de Ste Croix



## INFORMATION

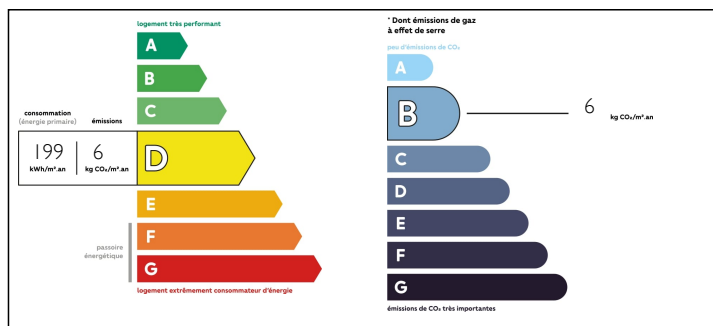
Town:	Baudinard-sur-Verdon
Department:	Var
Bed:	5
Bath:	2
Floor:	181 m2
Plot Size:	18252 m2

## IN BRIEF

Beautiful 5 bedroom bastide on the edge of the village of Baudinard-sur-Verdon in Provence. 5 minutes drive to the Lac de Ste Croix and Gorges du Verdon. The property has an enclosed garden and also woodlands. Spacious property in great location in Provence. Ideal as family and holiday home or for holiday rentals or bed and breakfast.



## 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.



## LOCAL TAXES

**Taxe foncière: 1400 EUR**

## NOTES

## DESCRIPTION

This gorgeous and spacious property is thought to date back to approx. 1900.

It comprises on the ground floor, entrance hall, W.C. study, fully fitted kitchen, huge living room of 48m<sup>2</sup> with wood burning stove, utility room and store room. On the first floor there are 5 double bedrooms, 2 bathrooms and W.C.

There are two stairways leading to the first floor giving separate access if you wish to divide for visiting family or for bed and breakfast.

Outside there is a total of 1.8 hectares of easily managed land, spacious gardens fully enclosed and with electric gates, parking for several cars, a garage, summer kitchen with barbecue and there are further woodlands. The property also benefits from a new septic tank. The house is located just a few minutes walk in to the village.

Baudinard-sur-Verdon is an ideal location for holidays or for a holiday rental, the village benefits from spectacular views across the provençal landscape and has popular restaurants, tennis court and various other activities. It is only a 5 minute drive to the Fabulous Lac de Ste Croix, an 11km turquoise lake where you can enjoy, swimming, kayaking, sailing, paddle boarding etc. The larger village of Aups is 15 minutes and the airport of Marseille is 1h30,

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