

Bastide and country estate in Provence, with 98 hectares, swimming pool, tennis court. Private and secluded.

EXCLUSIVE



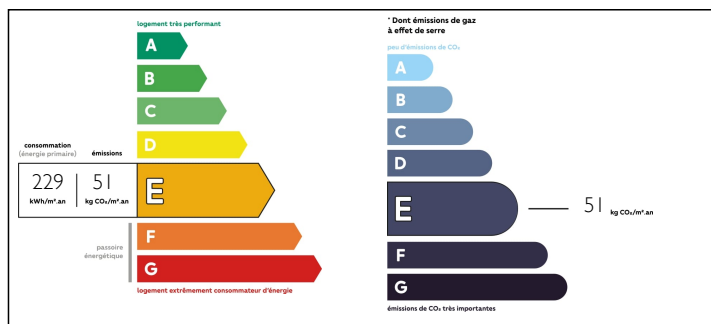
INFORMATION

Town:	Cotignac
Department:	Var
Bed:	7
Bath:	6
Floor:	380 m2
Plot Size:	985386 m2

IN BRIEF

The estate comprises a main house with 6 bedrooms and large living spaces, swimming pool, tennis court and ancillary accommodation. This wonderful stone built property provides spectacular views and complete seclusion and is situated in the beautiful Provencal landscape, surrounded by 98 hectares of forest and fields. It is located in a superb and protected natural region of Provence with access to the fabulous Gorges du Verdon, Lac de Ste Croix, vineyards and lavender fields. Access from the International Airports of Nice and Marseille. Cotignac 15 minutes, Aix-en-Provence and Cote d'Azur approx 1hr, Monaco 2 hours.

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.



NOTES

DESCRIPTION

This wonderful estate is situated in a spectacular setting offering a high level of privacy and seclusion. It is accessed by a private drive and there is also a secondary private access.

The bastide / chateau is stone built with a romantic turret and it is thought to date back to the 18th century. It is rare to find such a beautiful property in Provence, completely surrounded by its own land and providing a high level of seclusion.

The main house has 380m² of living space and comprises on the main floor a grand entrance hall with fireplace, spacious fully equipped dining kitchen, dining hall, large drawing room with fireplace, sitting room, games room, double bedroom with en-suite, separate bathroom and store room.

The first floor comprises a master bedroom with large private terrace and superb views, bathroom and 2 further bedrooms.

The ground floor comprises entrance hall from the main terrace, 2 double bedrooms which are both en-suite, storage and wine cellar.

Separate staff or guest accommodation comprises an entrance hall, kitchen, living room, shower room and bedroom.

Outside there are wonderful terraces from the main house with superb views and ideal for alfresco dining. The grounds provide extensive lawns, large swimming pool of 13m x 7m with pool house and a tennis court.

There is garaging, workshop and a large agricultural barn which could also provide internal stabling for horses if required.

The land surrounds the buildings and comprises a total of 98 hectares / 242...