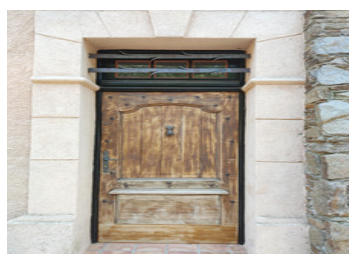


Magnificent country house of 134 m in a plot of 1.6 ha, with 3 wells, in La Garde Freinet



INFORMATION

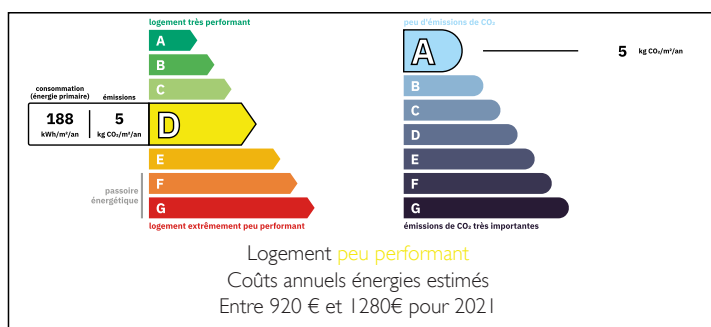
Town:	La Garde-Freinet
Department:	Var
Bed:	1
Bath:	2
Floor:	134 m ²
Plot Size:	16460 m ²



IN BRIEF

This magnificent bastide of 134 m², in a peaceful and enclosed garden of 1.6 ha, is perfect to welcome a family or for a B&B activity. Located in an exceptional setting, without very close neighbours, without noise or visual nuisance. Between the Mediterranean and the heart of Provence, a region renowned for its vineyards, castles and art of living, 25 km from Saint Tropez and 1 hour from Nice and Marseille.

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 beautiful south-facing bastide built in 1975 offers 134 m² of living space, with bright and spacious rooms.

* Ground floor: 1 open plan kitchen opening onto a double living room with stunning views, 1 lounge with the charm of a fireplace and 1 shower room with toilet.

*On the first floor: 1 bedroom with an en-suite bathroom, 1 open kitchen, 1 large living room, 1 toilet.

Hot water production and heating: electric and traditional fireplace.

Type of waste water treatment: septic tank.

The land of 1.6 ha extends to the sides and back of the house to a peaceful stream and is a mixture of meadows, fruit trees and young forest. The land benefits from three springs. A natural and wild paradise, housing a charming bastide, the property hosts an exciting array of experiences brimming with the pleasures and refinement of Provence's envied lifestyle, located in a quiet area, minutes from the motorway and easy access to the international airports of Marseille or Nice.

La Garde Freinet is a beautiful, authentic Provencal village with a rich heritage, located in the heart of the "Massif des Maures", and near to Gulf of Saint-Tropez. The village is surrounded by a magnificent and preserved nature which invites to walks and hikes with sublime views on the Maures to the Mediterranean coast. Forests of different species alternate with Mediterranean crops.

To be discovered without delay! For more information, contact us!

Information about risks to which this property is exposed is available on the...

LOCAL TAXES

Taxe foncière: **1336 EUR**

NOTES