LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A23075GWI83 Price: 590 000 EUR

agency fees to be paid by the seller

Gorgeous stone farmhouse in Provence with guest house, swimming pool and 2;6 hectares of land.

EXCLUSIVE















INFORMATION

Town:	Entrecasteaux
Department:	Var
Bed:	4
Bath:	3
Floor:	174 m2
Plot Size:	26349 m2

IN BRIEF

Located less than 2km from the beautiful village of Entrecasteaux and approx. 10 minutes from Cotignac. This beautiful stone farmhouse and guest house comprises of Main house and with separate guest accommodation. There is also a pool. Full of charm and character, private and not overlooked, with no close neighbours. Surrounded by its own land of approx 2.6 hectares, partly a field, partly a separate forest.

The property is situated in a quiet location with lovely views.

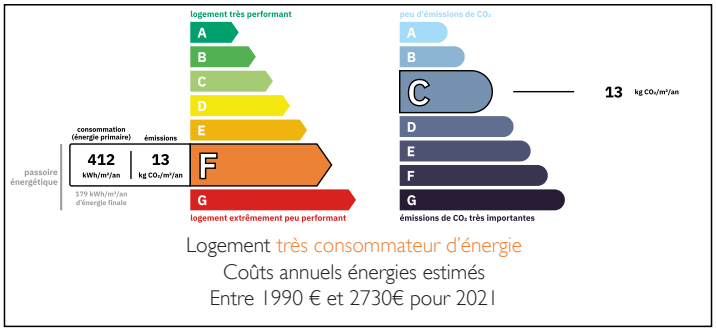
The main house comprises on the ground floor : sitting room with wood-burning stove, fully equipped kitchen, W.C. and shower room.

On the first floor : study, double bedroom with gorgeous en-suite shower room.

On the second floor : double bedroom.

The guest house comprises : living room with feature fireplace, equipped kitchen with dining room, double bedroom, bathroom, utility room...

ENERGY - DPE



Logement très consommateur d'énergie
Coûts annuels énergies estimés
Entre 1990 € et 2730€ pour 2021

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.

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DESCRIPTION

The main house comprises on the ground floor : sitting room with wood-burning stove, fully equipped kitchen, W.C. and shower room.
On the first floor : study, double bedroom with gorgeous en-suite shower room.
On the second floor : double bedroom.
The house is double glazed and there is a recent septic tank which conforms to current standards.
The guest house comprises : living room with feature fireplace, equipped kitchen with dining room, double bedroom, bathroom, utility room and another bedroom on mezzanine.
Outside there is approx 2.6 hectares of easily managed land with recent olive trees, garden, parking for several cars, field and separate woodland. There is a small building attached to the property currently used as a pottery and a separate wooden chalet for storage. There are several dining terraces and a swimming pool. The house is in a quiet location, not overlooked and surrounded by its own land. The beautiful village of Entrecasteaux is approx. 2km and Cotignac 10 minutes drive. The Airports of Marseille and Nice are 1hr 20 and the Cote d'Azur 1hr.

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

NOTES

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