LEGGETT
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Ref: A34336JTO83 Price: 990 000 EUR

agency fees to be paid by the seller

Charming 300-Year-Old Farmhouse with Guardian's House and Guest Cottage, Seillans















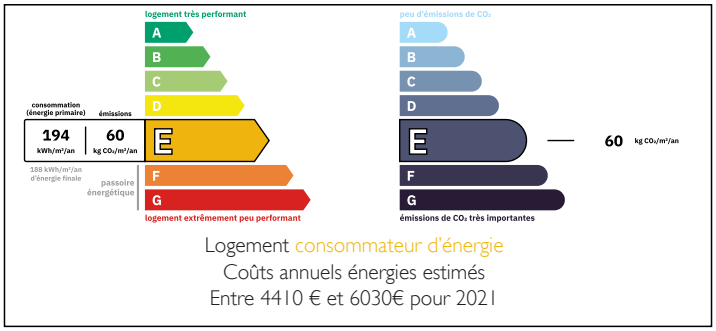
INFORMATION

Town:	Seillans
Department:	Var
Bed:	4
Bath:	3
Floor:	290 m2
Plot Size:	69737 m2

IN BRIEF

Nestled in a tranquil, picturesque location, this enchanting 300-year-old farmhouse offers a rare opportunity to own a piece of history. Set amidst lush countryside, measuring just under 7 hectares , the property includes the main farmhouse, a separate guardian's house, and a delightful guest cottage — perfect for family, friends, or rental potential.

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 4410 € et 6030€ 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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NOTES

DESCRIPTION

The main house boasts a spacious living area with a double lounge, a dining area, and a kitchen, all of which open directly onto a charming terrace, creating a seamless indoor-outdoor flow that's perfect for entertaining or simply relaxing while enjoying the beautiful surroundings. With four generous bedrooms and three bathrooms, the layout offers comfort and space for all.

The master suite occupies the entire top floor, complete with its own fireplace and a private terrace offering panoramic views of the serene landscape — the perfect retreat to unwind. The expansive grounds also feature a swimming pool, making it your own private paradise.

Whilst the house retains its rustic charm and character, it does require renovation work to bring it up to modern standards, providing the perfect canvas for those looking to restore this historic property to its former glory.

The charming gardians house has its own entrance and parking area. It has one bedroom, bathroom and an open plan living area with kitchen.

The stone guest house has three bedrooms, two bathrooms and a living room with separate kitchen. It also has its own entrance and a parking area for several cars.

If you're seeking a unique and peaceful countryside home with incredible potential, this is the perfect opportunity. Contact me for further information.

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