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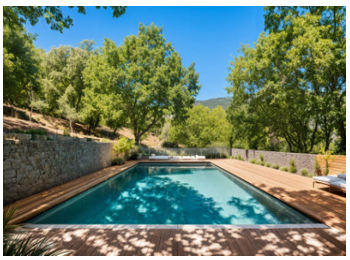
Ref: A41737JTO83

Price: 2 800 000 EUR

agency fees to be paid by the seller

18th-Century bastide estate with chapel and swimming pool, Bargemon















INFORMATION

Town:	Bargemon
Department:	Var
Bed:	6
Bath:	4
Floor:	500 m2
Plot Size:	21628 m2

IN BRIEF

Located in the heart of one of the most sought-after villages of the Haut Var, this exceptional 18th-century Provençal estate offers approximately 500 sqm of built space set within nearly 2 hectares of landscaped grounds. Comprising a historic bastide, caretaker's house, private chapel, heated swimming pool and reception areas, the property enjoys a privileged setting just 45 minutes from the French Riviera.

Currently undergoing interior renovation, the estate offers remarkable flexibility, ideal as a prestigious private residence, a luxury seasonal rental, or a discreet boutique hospitality or event project. Combining heritage, scale and location, this rare property embodies the elegance and art of living of Provence.

ENERGY - DPE

DPE not required.

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

Located in one of the most sought-after villages of the Haut Var, this historic estate of approximately 500 sqm represents a rare opportunity to acquire a large-scale Provençal residence.

An 18th-century bastide, caretaker's house, chapel, heated swimming pool and nearly 2 hectares of natural land form a remarkable setting, just 45 minutes from the Mediterranean coastline and the iconic destinations of the French Riviera.

Ideal as a prestigious family residence, the estate also offers a potential high-end rental or small-scale events, without compromising its residential character.

The main house, originally built in 1780 and currently undergoing interior renovation, is offered for sale in its current condition (with an option to be sold finished).

"The Pearl of the Haut Var" — this is how Bargemon is often described. This small hilltop medieval village lies around 30 minutes from Draguignan. With the surrounding hills and the limestone plateau as its backdrop, this authentic corner of Provence appears like a painting bathed in southern light.

From this picturesque location, close to major road links, one can easily reach the Mediterranean coast with its beaches and transport hubs (Nice, Cannes, Saint-Raphaël), or head inland to outstanding natural sites such as Lake Sainte-Croix and the Gorges du Verdon.

Heritage is present at every turn, with numerous fountains in the village center and the Riou mill.

Perfectly integrated into this authentic environment, the property is currently used as a reception and accommodation venue: a true bastide of 410 sqm set on an estate of nearly 2 hectares.