

Authentic stone house with great potential, bright and spacious, featuring an original water basin.

EXCLUSIVE



## INFORMATION

Town:	Tourrettes
Department:	Var
Bed:	6
Bath:	2
Floor:	314 m2
Plot Size:	4380 m2



## IN BRIEF

Come discover this authentic and imposing 312m2 stone country house in need of renovation, offering great potential on 4,380m2 of land in an agricultural zone. This unique and bright property charms with its spacious rooms, high ceilings and numerous renovation possibilities. It features 10 bright rooms, including several bedrooms, a large unfinished room, a separate two-room unit on the garden level, and storage rooms. An annex of approximately 40 m<sup>2</sup> completes the property. An old pond that could be converted into a swimming pool or lap pool. Ideal for a large family, a guest house, vacation rentals, a professional practice, or offices (subject to permits). The land is ready for landscaping, allowing you to create a true oasis of greenery and greater privacy. A rare property with character, perfect for lovers of beautiful stonework and ambitious projects.

## 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.



## DESCRIPTION

Nestled in an easily accessible setting, this authentic stone country house offers rare potential for those who love projects with character. With 312 m<sup>2</sup> of living space and 10 rooms, it will appeal to both a large family and an investor looking for a unique property to transform according to their vision.

The charm is evident from the moment you enter: high ceilings, beautiful windows, abundant natural light and generous spaces give this imposing property a true soul. The main house currently offers several living spaces, bedrooms, and rooms to be reimagined, opening the door to numerous possibilities: a family home, guest house, vacation rentals, a private practice, offices, or professional accommodations (subject to administrative approvals).

The lower level includes a separate two-room apartment as well as several storage rooms offering further potential for conversion.

Outside, there is 4,380 m<sup>2</sup> of grounds, located in an agricultural zone, which offers the potential for a truly beautiful landscaped setting. An old basin could be converted into a swimming pool or lap pool, while the approximately 40 m<sup>2</sup> annex offers the potential for a workshop, a reception area, or additional living space. Planting suitable trees and shrubs would also help create more privacy and naturally reduce noise from the nearby road.

A unique property, visible and easily accessible, ideal for those seeking above all a place to live or work with character, spaciousness, and lots of potential.

An authentic property that will appeal to lovers of beautiful stone and ambitious projects.

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Information about...

## NOTES