LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A46730JEV83 Price: 792 720 EUR

agency fees to be paid by the seller

Rare VIAGER opportunity in Provence















INFORMATION

Town:	Taradeau
Department:	Var
Bed:	0
Bath:	0
Floor:	0 m2
Plot Size:	0 m2

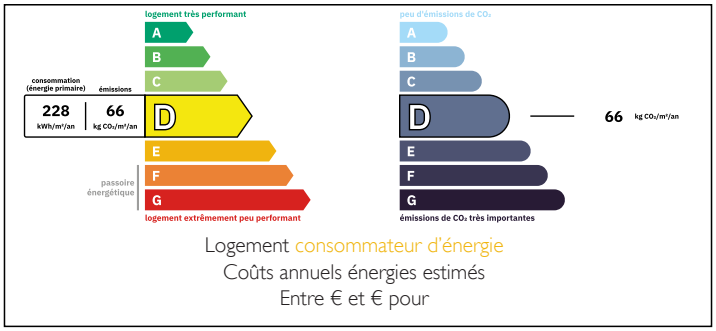
IN BRIEF

A rare opportunity combining an OCCUPIED VIAGER sale (an 85 years old woman) with a VACANT POSSESSION VIAGER sale.
Total initial lump-sum payment (Bouquet): €282,080, agency fees included
Total monthly payment (Rente): €2,797

This exceptional stone property is set in a truly remarkable natural environment, surrounded by unspoilt countryside with direct private access to the river. A rare and peaceful retreat, the extensive grounds provide a haven for wildlife and particularly abundant birdlife.

Spacious and full of character, the property stands out for its impressive indoor swimming pool, generous living areas and numerous outbuildings, offering excellent potential for guest accommodation, holiday rentals or a hospitality venture.

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre € et € pour

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

A rare opportunity combining an OCCUPIED VIAGER sale (an 85 years old woman) with a VACANT POSSESSION VIAGER sale.
Total initial lump-sum payment (Bouquet): €282,080, agency fees included
Total monthly payment (Rente): €2,797

This distinctive stone property enjoys an exceptional natural setting, surrounded by unspoilt countryside with direct private access to the river. A peaceful haven rich in wildlife and birdlife, yet conveniently close to local amenities.

The main house offers generous living space, including a fully equipped kitchen with dining area, a spacious living room, and a double bedroom with bathroom on the ground floor. Upstairs, the principal suite features a dressing room, office, shower room with WC, and a charming private balcony overlooking the grounds. A gallery-style library elegantly overlooks the living room.

One of the property's standout features is its impressive wellness area, with a spa, Jacuzzi, sauna and free-form indoor swimming pool. Large glazed doors open onto the gardens, creating a seamless indoor-outdoor experience during the warmer months.

A spacious covered terrace provides inviting dining and lounge areas overlooking the river and gardens.

The property also includes a large attached garage, plus a separate garage with workshop and carport.

On the lower level, an independent two-bedroom apartment offers a living room, kitchenette, shower room and private covered terrace. Together with several additional outbuildings, this provides excellent potential for guest accommodation, holiday rentals or a hospitality...