LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A47450WBA83 Price: 1 378 000 EUR

agency fees included: 6 % TTC to be paid by the buyer (1 300 000 EUR without fees)

CARCÈS – PROVENCE VERTE – Character Tourist Estate Set on Approximately 1.6 Hectares

EXCLUSIVE















ENERGY - DPE

DPE blank.

INFORMATION

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

IN BRIEF

Just a few minutes from Cotignac, in the heart of Provence Verte, this characterful tourist estate extends over approximately 1.6 hectares in a privileged natural setting, surrounded by Mediterranean vegetation and traditional dry-stone terraces.

The property comprises four existing buildings, a 12 x 8 m swimming pool, restaurant facilities and sports amenities.

Located in a Ut zone designated for tourism, the estate offers significant potential for further development. An architectural study completed in 2026 explores the creation of 12 tourist accommodation units with wellness facilities, a restaurant-bar, wellness area, seminar room and coworking space.

A rare opportunity in Provence Verte,

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.

LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A47450WBA83 Price: 1 378 000 EUR

agency fees included: 6 % TTC to be paid by the buyer (1 300 000 EUR without fees)







NOTES

DESCRIPTION

Just a few minutes from Cotignac, in the heart of Provence Verte, this characterful tourist estate enjoys a privileged natural setting within a typically Provençal landscape of Mediterranean vegetation and traditional dry-stone terraces.

Set on approximately 1.6 hectares, the property comprises four existing buildings, complemented by a 12 x 8 metre swimming pool, restaurant facilities and various sports amenities. The current layout of the estate, together with its attractive surroundings, gives the property a distinctive identity and provides numerous possibilities for the development of a tourism-related business.

The estate is located within a Ut zone designated for tourism, representing a significant advantage for its future enhancement and development, subject to the applicable planning regulations.

An architectural study completed in 2026 explores the potential transformation of the property into an upmarket year-round tourist destination. The concept includes 12 tourist accommodation units, together with a range of facilities and services including a restaurant-bar, wellness area, seminar room and coworking space.

The proposed concept also places particular emphasis on guests' wellbeing and overall experience, while seeking to integrate any future development harmoniously into the existing landscape and preserve the natural character of the estate.

Its location is another major asset. Carcès lies in the heart of Provence Verte, within easy reach of Cotignac and the area's picturesque Provençal villages, while remaining well positioned for access to many of the region's major destinations. Aix-en-Provence and Hyères are approximately one hour away, providing an attractive link between the Provençal countryside and the Mediterranean coast.