LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A47956JD83 Price: 980 000 EUR

agency fees to be paid by the seller

A rare find a renovated Olive mill with Pool and outbuilding in a spectacular River setting

EXCLUSIVE















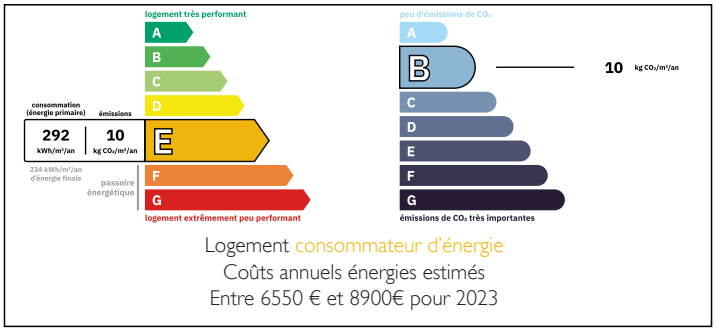
INFORMATION

Town:	Carcès
Department:	Var
Bed:	4
Bath:	3
Floor:	280 m2
Plot Size:	1200 m2

IN BRIEF

Exceptional historic stone olive mill dating from 1810, beautifully renovated and set in a unique riverside location with private river access, natural swimming spots and a waterfall. Full of authentic Provençal character, the property features exposed stone, original terracotta tiles, beams, a fireplace and an impressive vaulted room. Accommodation includes four double bedrooms, an open-plan kitchen and dining area, cosy living room, mezzanine library and several practical spaces. Outside, covered terraces, pergola, terraced gardens and a large 9 x 4m tiled overflow swimming pool enjoy magnificent river views. An attached stone grange offers excellent potential for further accommodation or development. Village amenities within walking distance and only 6km from Cotignac.

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 6550 € et 8900€ pour 2023

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

Exceptional Historic Stone Mill with Private River Access, Swimming Pool & Development Potential – Provence

A truly unique historic property dating back to 1810, beautifully renovated and set in an exceptional riverside location in the heart of Provence.

Originally an olive oil mill (Moulin à l'huile), this character-filled property combines authentic Provençal architecture with comfortable modern living. Set within walking distance of a popular village and its amenities, the property enjoys direct private access to the river, with magnificent natural swimming spots and a beautiful waterfall immediately below the house.

The setting is particularly special, with stunning views across the river and surrounding countryside, yet the property is conveniently located just 6 km from Cotignac, one of the Var's most sought-after Provençal villages.

The house is full of charm and original character, featuring exposed stone walls, traditional terracotta floor tiles, exposed beams, generous volumes and beautifully preserved architectural details.

The main living space is centred around an attractive open-plan kitchen and dining area, leading into a cosy sitting room with fireplace and a large terrace overlooking the river. Above, a mezzanine library area looks down over the living space, creating an impressive sense of volume.

One of the property's most striking features is an incredible vaulted room with arched architectural details. Currently an open space, this could provide a wonderful additional living room, studio, entertaining space or potentially create further bedrooms, subject to the necessary permissions.

The property currently offers four generous double bedrooms, including a principal bedroom with en-suite bathroom and dressing room/office area.

Additional accommodation and practical spaces include a cellar, laundry room and pantry.

Outside, the property is equally impressive. A series of covered terraces and entertaining areas make...