LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A48566RNW06 Price: 1 395 000 EUR

agency fees to be paid by the seller

Riverside Home & Four Gîtes with Pool, Jacuzzis and Sauna - Between Sea and Alps







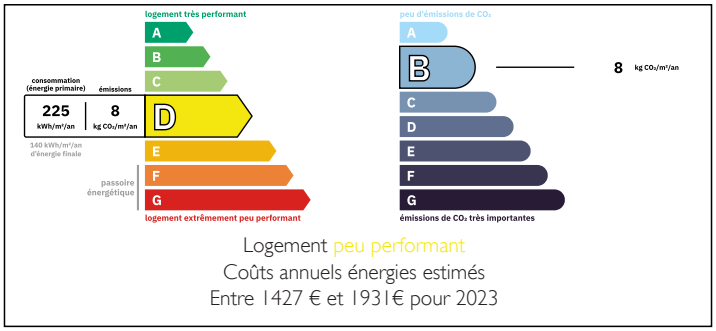








ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 1427 € et 1931€ pour 2023

INFORMATION

Town:	Le Bar-sur-Loup
Department:	Alpes-Maritimes
Bed:	6
Bath:	5
Floor:	198 m2
Plot Size:	3615 m2

IN BRIEF

Beside the River Loup, at the gateway to the Natura 2000-protected Gorges du Loup, Domaine Les Deux Roches offers an exceptional natural setting between the Mediterranean and Southern Alps.

The property comprises a main residence and four independent holiday gîtes: six bedrooms, five kitchens and five shower rooms, with swimming pool, jacuzzis and sauna. The established holiday-letting business and its operating assets may be included in the sale, with accounts available on request.

Just 25 km from Cannes and its Palais des Festivals, and 35 km from the Gréolières-les-Neiges ski resort, the property combines tranquillity with easy access to regional attractions.

Les Deux Roches won first place in a televised competition featuring three regional holiday

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.







LOCAL TAXES

Taxe foncière: **2070 EUR**

NOTES

DESCRIPTION

A RIVERSIDE RETREAT BETWEEN THE MEDITERRANEAN AND THE MOUNTAINS

Domaine Les Deux Roches enjoys a privileged natural setting beside the River Loup, at the gateway to the spectacular Gorges du Loup. This remarkable landscape, whose river and gorges form part of the Natura 2000 network, is one of the defining attractions of the Côte d'Azur hinterland.

Here, the tranquillity of the countryside combines with easy access to the French Riviera and the Southern Alps. Cannes, its famous Croisette and prestigious Palais des Festivals are 25 km away, while the mountain landscapes towards Gréolières-les-Neiges, around 35 km away, offer skiing in winter and outdoor recreation in other seasons.

A PRIVATE HOME AND FOUR INDEPENDENT HOLIDAY GÎTES

The property comprises a main residence and four independent, fully equipped holiday gîtes, providing six bedrooms, five kitchens and five shower rooms in total. A swimming pool, jacuzzis and sauna complement the accommodation and reinforce its appeal as a place for relaxation and well-being.

This arrangement allows purchasers to combine private living with holiday lettings, welcome extended family and friends in separate accommodation, or adapt the balance between personal and guest use to their needs.

AN ESTABLISHED HOSPITALITY BUSINESS

The owners are willing to include the existing holiday-letting business and its operating assets in the sale, should the purchaser wish to continue the activity. Revenue information and financial accounts can be made available, enabling prospective buyers to assess its performance.