

Charming stone property in enchanting grounds with, river Gite and pool

EXCLUSIVE



INFORMATION

Town:	Taradeau
Department:	Var
Bed:	4
Bath:	3
Floor:	273 m2
Plot Size:	74800 m2

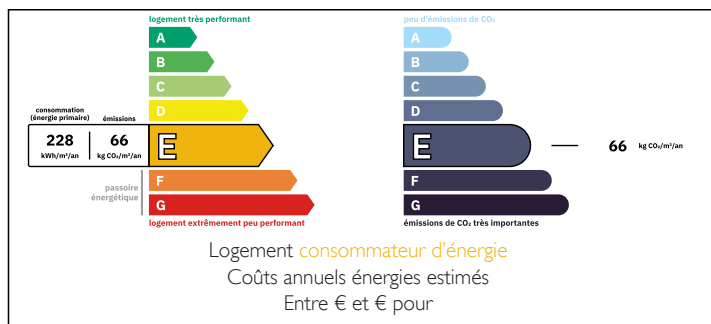
IN BRIEF

Fabulous stone property on a unique setting with direct access to the river a magical setting with an abundance of natural land a sanctuary for wildlife and especially birds.

This wonderful property is spacious and has a unique indoor/outdoor pool it also offers potential for business with several outbuildings.

The property is close to most amenities including st Maxime and the coastline at only 35-minute drive and only an hour's drive to Nice airport, t

ENERGY - DPE



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

This unique stone property offers many possibilities nestled into a unique landscape of private river and countryside setting harboring nature and birdlife. Yet it remains close to most facilities.

The property has a fully equipped kitchen with a dining area, a vast living area a ground-floor double bedroom, and a bathroom. A master suite on the second floor with a dressing area, office and shower room, WC, and charming small balcony terrace looking over the land beyond. Also has a gallery library overlooking the living area. The main property also offers a spacious indoor conservatory with a spa area jacuzzi and sauna and an indoor free-form swimming pool with glazed doors that can be opened up so that the pool becomes semi-exterior. There is also a large covered terrace with an eating area and seating area overlooking the River and gardens.

A spacious garage is attached to the property along with an independent garage with a workshop and abri de voiture.

The lower level of the house offers business potential with a spacious apartment offering a kitchenette, shower room, 2 bedrooms, and a living area also with a covered terrace outside for dining and relaxing.

The environment with this property is exceptional with private access to a beautiful river a haven for wildlife also extensive grounds that provide privacy and calm. The ground has two separate driveways into the property which is useful for independent business possibilities. There are also other buildings on the land...

NOTES