

Superbe home, 1,5 ac. magnificent property with a natural pool, ponds and panoramic vues.



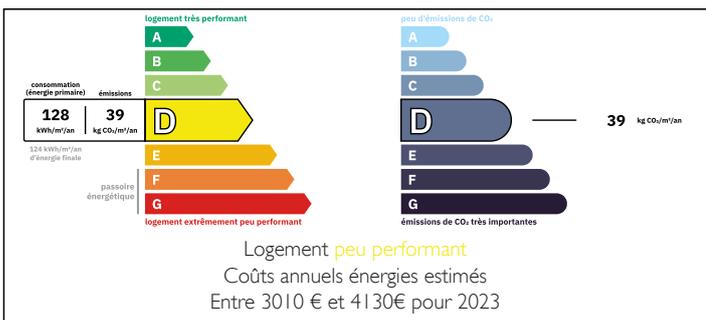
## INFORMATION

Town:	Bagnols-en-Forêt
Department:	Var
Bed:	3
Bath:	3
Floor:	188 m <sup>2</sup>
Plot Size:	15000 m <sup>2</sup>

## IN BRIEF

In the protected forest of Bagnols-en-Forêt, this rare 1,5-hectare estate (up to 5 ac. available+ponds) is a haven for nature lovers, artists, and those seeking peace and authenticity. Built in 2003, the 188 m<sup>2</sup> villa blends elegance with artisanal charm: hand-patinated tiles, bespoke ceramics by a renowned local artist, antique-style doors, and a traditional stone pizza oven. The ground floor offers a bright double living room, a separate kitchen, and two bedrooms, including a master suite with dressing and en-suite bathroom. Upstairs, a self-contained apartment with bedroom, lounge, kitchen, attic, and solarium offers total independence. The fenced land is ideal for horses and features a spring-fed natural pool, a fountain, and an abundant water source delivering 3,000 L/day. Additional features include a double garage, a cold room, a reinforced henhouse (100 m<sup>2</sup>), oil tanks, and quality drainage. A...

## 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

A rare estate, where nature, art, and light come together...

Just minutes from the charming Provençal village of Bagnols-en-Forêt, this exceptional 1,5-hectare property (up to 5 ac. available+ponds) is a private sanctuary of beauty and peace, where the whisper of spring water blends with the stillness of the forest. At its heart lies a 188 m<sup>2</sup> artist's villa, built in 2003 with noble materials, refined finishes, and deep respect for its surroundings.

Hand-patinated tiles, handcrafted doors, signature ceramic pieces by a renowned local artist, and a traditional stone pizza oven—every detail tells a story. Here, water is abundance: a fountain, a stunning natural swimming pool, and over 3,000 litres of pure spring water flowing daily, year-round. The partially fenced land is perfectly suited for horses, offering a serene setting for equestrian life, artistic retreat, or soulful living.

The ground floor opens to generous living spaces: a sunlit double lounge, separate kitchen, and two bedrooms—including a master suite with en-suite bath and walk-in closet. Upstairs, an independent apartment with solarium provides a private haven for guests. A wine cellar with cold room, a double garage, and quality technical features (drainage, septic tank, oil tanks, irrigation systems) complete this rare and timeless offering.

A discreet haven between forest and sky, just 30 minutes from the sea—yet in a world of its own.

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## LOCAL TAXES

Taxe habitation: EUR

## NOTES