

Provençal Dream Estate with Boutique Hotel Potential - 700 m , 12 Rooms, Pool, 5,000 m Park



INFORMATION

Town:	Le Val
Department:	Var
Bed:	15
Bath:	14
Floor:	700 m2
Plot Size:	5000 m2

IN BRIEF

30 Hotel for Sale – Provence Verte, Var
Investment Opportunity – 12 rooms with potential for expansion

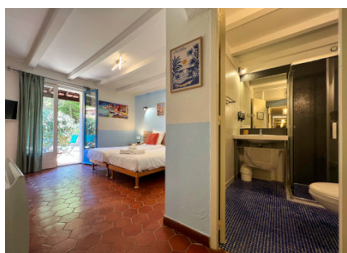
Only 10 minutes from the A8 motorway and 45 minutes from the beaches of the Côte d'Azur, this large Provençal bastide offers approx. 700 m² of living space on a 5,000 m² landscaped park.

12 fully renovated guest rooms, 50 m² seminar room, modern professional kitchen

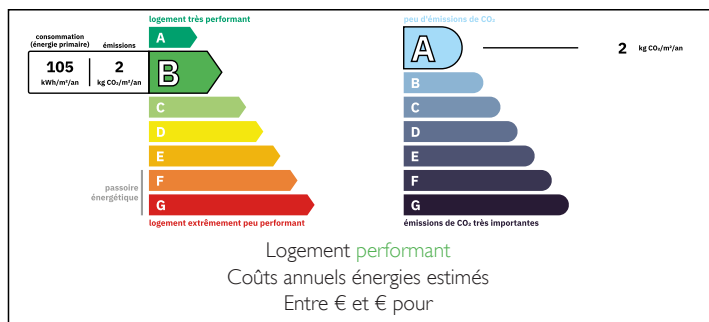
Private owner's residence of 195 m² complemented by an independent studio

11 x 6 m pool fully refurbished in 2025, south-facing terrace, large private parking

Recent upgrades: heat-pump water heaters, well-maintained air conditioning, extensive



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.



LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

Large Provençal Bastide with Boutique Hotel Activity

Ideal for a combined personal and professional investment, this character property sits at the gateway to Provence Verte, in a peaceful green setting just 10 minutes from the A8 motorway (Nice–Aix-en-Provence–Marseille).

Within 20 minutes of the sought-after villages of Cotignac, Carcès and Correns, and only 45 minutes from the beaches of the Côte d'Azur (Sainte-Maxime, Hyères, Saint-Tropez, Cannes).

The Property

Living space: approx. 700 m²

Land: 5,000 m² landscaped park

Pool: 11 × 6 m, fully renovated spring 2025 (Bali-style tiling, new glass/sand filter, Abrisud cover with ipe bench)

Large south-facing terrace, pétanque court, private parking.

Two Independent Areas

Private Residence – 195 m²

3 bedrooms (including a self-contained suite with private entrance and bathroom)

Living room, dining room, dressing, fully equipped kitchen, veranda, utility room.

Hotel Wing – 495 m²

12 guest rooms

Breakfast/dining room

Professional kitchen, laundry, reception