

Stone Bastide with land and outbuildings with renovation and business potential close to popular village



INFORMATION

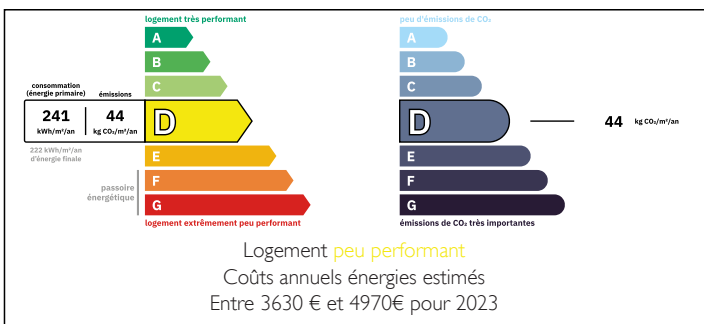
Town:	Flayosc
Department:	Var
Bed:	4
Bath:	1
Floor:	166 m ²
Plot Size:	3481 m ²



IN BRIEF

Located near the charming village of Flayosc, this traditional stone bastide offers around 166 m² of living space on approximately 3,481 m² of land. The property includes four bedrooms, a bathroom, and outbuildings, and is currently lived in and maintained. While modernisation is required, it presents excellent potential to create a bespoke home or investment project. Its peaceful setting, combined with proximity to amenities and strong local rental demand, makes it ideal for both lifestyle buyers and investors seeking long-term value.

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

Set in the sought-after countryside just moments from the charming village of Flayosc, this traditional stone bastide offers a rare opportunity to acquire a character property with substantial land and exceptional potential. Occupying approx 3,481 m² of grounds, the house enjoys a peaceful, private setting while remaining within easy reach of local amenities, restaurants, and key transport links to the wider Côte d'Azur.

The existing accommodation extends to approximately 166 m² and comprises four bedrooms, a bathroom, and a series of living spaces that reflect the property's authentic Provençal character. Outbuildings further enhance the footprint, offering flexibility for storage, workshops, or future conversion. The house is currently lived in and maintained, providing a solid base for onward enhancement.

While modernisation is required, this presents a compelling opportunity to reimagine and add value, whether through reconfiguration, extension, or interior redesign. The generous plot and existing structures lend themselves well to creating a bespoke residence or a multi-unit project, subject to permissions.

With strong demand in the area for holiday rentals and lifestyle properties, this asset is equally suited to investors seeking gîte potential or long-term capital appreciation.

A property with genuine scope in a proven location—offering both immediate usability and significant upside.

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