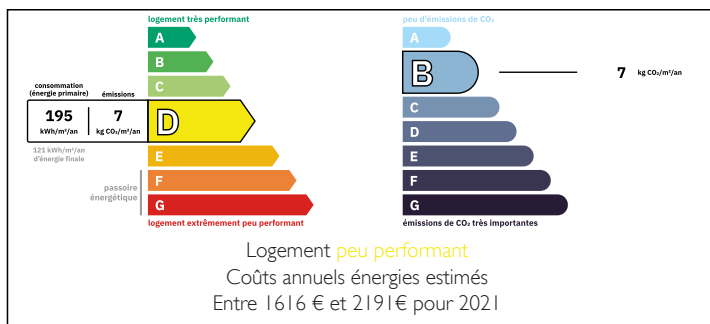


A charming stone farmhouse in a quiet location with no close neighbours, offering mountain views



## ENERGY - DPE



## INFORMATION

|             |          |
|-------------|----------|
| Town:       | Bargemon |
| Department: | Var      |
| Bed:        | 3        |
| Bath:       | 1        |
| Floor:      | 100 m2   |
| Plot Size:  | 14347 m2 |

## IN BRIEF

A TRUE BEAUTY: this 19th-century Provençal stone farmhouse, nestled in the heart of nature just minutes from Bargemon. With no neighbors nearby and boasting a superb unobstructed view, this rare property offers a peaceful setting between the sea and the mountains.

Completely and tastefully renovated, the house has retained all its old-world charm thanks to high-quality materials and unique features. It comprises a spacious living room with an open kitchen and dining area, a second cozy living room, a utility room, two bedrooms (one with a mezzanine), a bathroom with a walk-in shower, and an attic bedroom under the eaves.

Several outbuildings complete the property: a workshop, a small cottage with a jacuzzi, and storage spaces.

Outside, a beautiful terrace of approximately 70 m² with more than 14,000 m² of terraced land planted with oak trees.

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

Just a few minutes from Bargemon, nestled in an exceptional natural setting, this authentic 19th-century Provençal stone farmhouse will appeal to those who seek authenticity and absolute tranquility. Nestled at an elevation of 500 meters, with no neighbors in sight, the property enjoys an unobstructed and soothing view of the surrounding countryside, set among hills, oak trees, and olive groves.

Completely and carefully renovated in 2012, the house has retained all the charm of the past thanks to high-quality materials and tastefully chosen finishes. Each space reflects the authentic charm of Provençal homes, enhanced by a unique artistic touch that makes this place particularly warm and inspiring.

With approximately 100 m<sup>2</sup> of living space, complemented by several outbuildings, the home offers a spacious living area featuring an open kitchen, an intimate living room, a utility room, and a laundry room. Upstairs, two beautiful bedrooms, one of which features a mezzanine, share an elegant bathroom. An attic bedroom and a separate workshop provide additional spaces full of character.

Outside, a superb terrace of approximately 70 m<sup>2</sup> invites you to fully enjoy the tranquility and panoramic views. The terraced grounds, spanning over 14,000 m<sup>2</sup> and planted with olive and oak trees, create a rare and unspoiled atmosphere.

The property also features a small cottage with a hot tub, ample storage space, and great potential for future development, including the possibility of an addition and the construction of a swimming pool.

A timeless retreat, completely secluded, ideal for lovers of nature, old-world...

## LOCAL TAXES

Taxe foncière: 727 EUR

## NOTES