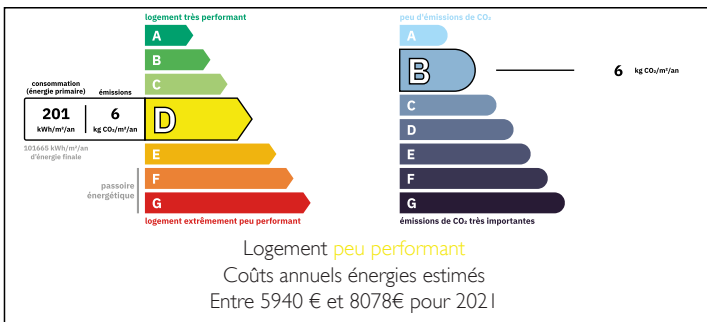


This prestigious mansion offers breathtaking views of the Ste Baume with a separate apartment and AOC vines



## ENERGY - DPE



## INFORMATION

Town:	Saint-Maximin-la-Sainte-Baume
Department:	Var
Bed:	11
Bath:	5
Floor:	505 m2
Plot Size:	58431 m2

## IN BRIEF

The property is accessed via a majestic tree-lined driveway leading to a generous parking area.

The esplanade at the front creates a natural terrace with magnificent panoramic views.

Built over 2 floors, the bastide comprises on the ground floor:

A lounge and reception room, a dining room, and on one side a large summer kitchen and another lounge. An adjoining more recent independent accommodation connected to the main house could be used as a caretaker's cottage or a gîte. It comprises a kitchen, a living room, a bedroom and a bathroom.

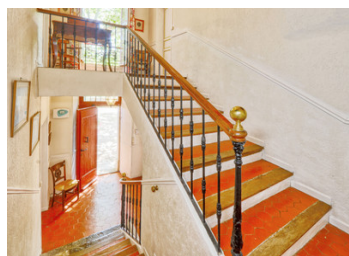
On the 1st floor: 8 bedrooms, 2 bathrooms and a shower room.

On the 2nd floor: 2 large bedrooms, a shower room and a large library.

The vast wooded grounds are laid out in dry stone terraces and include an olive grove (48 olive trees) and a wooded area with magnificent

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 feeling of calm and serenity will come over you when you discover this manor house, and you will be able to feel the historical heritage of this region of La Sainte-Maure.

The property features some lovely old features (terracotta floor tiles, exposed beams, etc.) and is equipped with a wood-burning stove in the adjoining caretaker's cottage and a heat-storing electric convector heater, traditional electric convector heaters and an open fireplace in the main house.

It requires renovation works, including bringing the septic tank up to standard, which is currently undersized; the roof, although it is not currently leaking; the electricity; and bringing the kitchen and bathrooms up to date.

The grounds are full of treasures, 48 olive trees, a landscaped garden and numerous dry-stone terraces dotted with centuries-old oak trees, including dry-stone ruins, a tunnel and even a dolls' house for the children!

It benefits from a borehole and canal water.

The property also includes 4.8 hectares of AOC vineyards under a leasehold arrangement, generating an annual income of around €3,000.

You can get to the motorway and all amenities in just a few minutes.

Aix-en-Provence is just ½ hour away.

Carrez habitable surface and floor surface in m2

Ground floor : Hall (5,36), lounge (20,63), hall 2 (11,51), dining room (17), kitchen (7,43), corridor (6), back kitchen (21,55), small lounge (17,66), laundry room (3,9), WC (1,3), pantry (2), long walk in cupboard (4), under stairs cupboard (2), big lounge (25,16), Eastern staircase (2,7)

½ floor : Landing (2,44), WC 2...

## LOCAL TAXES

Taxe habitation: EUR

## NOTES