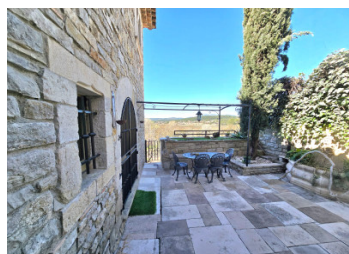


PROVENCE CARCES historical property in town with views and garden !!!



INFORMATION

Town:	Carcès
Department:	Var
Bed:	3
Bath:	2
Floor:	118 m2
Plot Size:	120 m2



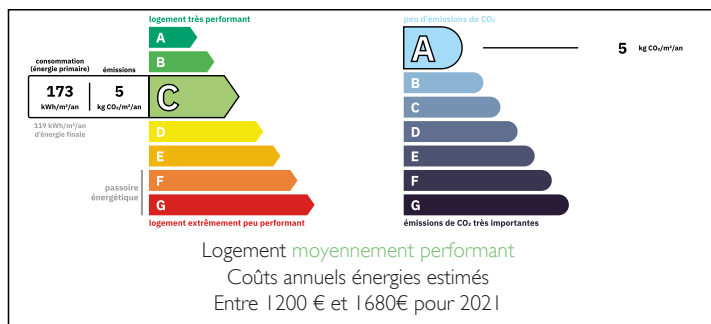
IN BRIEF

Carces is a typical village of the Provence Verte, with all the necessary shops, numerous restaurants, bistros, and at the top of the village, in the former 17th century citadel and its castle. This residence dates from the same period and is called the donjon . It welcomes you with a terrace overlooking the hills, featuring a charming pergola. The living room, with its barrel vaults, confirms the unique character of this house and extends into the kitchen-dining area. Upstairs, there are 3 bedrooms with closets and 2 tiled bathrooms with Salernes ceramics. Under the house and accessible from the garden, 3 cellars offer storage spaces, the largest of which can be converted into a bar for warm summer evenings.

The restoration has been expertly carried out by a master craftsman, using noble materials.

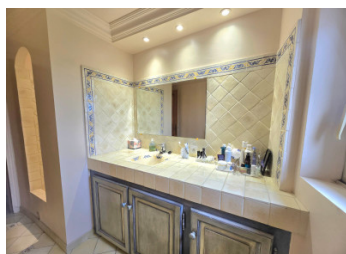
Don't miss this unique opportunity to...

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

Carces is one of those wonderful villages in the green Provence, with a wellknown lake, nestled between Entrecasteaux, Salernes, Cotignac, and the Thoronet, with the famous Cistercian abbey. It is the land of cicadas and vineyards, of evergreen oaks and olive trees that gracefully line the terraced hills that shape the landscape. This area is one of the jewels of the region, attracting people from all over the world and creating lasting connections. It is not only the aesthetic nature that captivates visitors, but also a way of life that makes them want to settle here. The village is equipped with all the necessary shops, restaurants, bistros, as well as a dentist, doctor, and other health professionals. Brignoles is just 15 minutes away, and the Var coast is less than 50 km.

This house is contemporary with the Carcès castle and has undergone a meticulous restoration. The light stone façade commands respect while reminding us of centuries past. The terrace opens up to a spectacular view of the hills, well sheltered from prying eyes. On the ground floor, the living room of over 35 m², with its barrel vaults and imposing fireplace, reflects the nobility of the building; it is complemented by an elegant entrance, a vestibule with toilets, and extends into a friendly kitchen-dining area with a GAUDIN wood stove. A beautiful staircase leads us to the three spacious bedrooms, each offering lovely views in every direction. Each room is equipped with closets...

LOCAL TAXES

Taxe habitation: EUR

NOTES