

The dream of Provence. A beautiful stone farmhouse with swimming pool and 3 acres of land. Near Cotignac



## INFORMATION

|             |             |
|-------------|-------------|
| Town:       | Fox-Amphoux |
| Department: | Var         |
| Bed:        | 4           |
| Bath:       | 4           |
| Floor:      | 173 m2      |
| Plot Size:  | 12920 m2    |



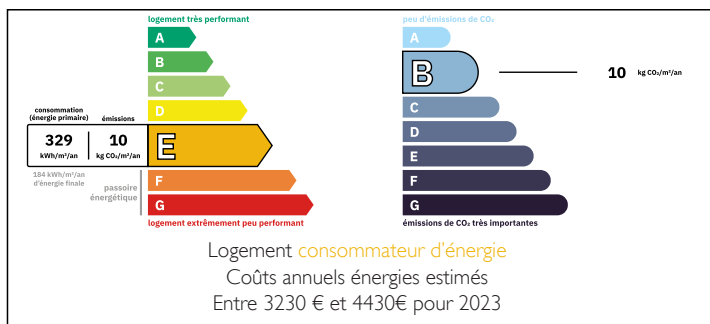
## IN BRIEF

Idyllic stone farmhouse with blue shutters. This beautiful house is full the of the charm and character of a bygone era. The property benefits from a light filled sunroom leading to the swimming pool, spacious lounge with wood burning stove, farmhouse dining / kitchen fully equipped, bedroom, office and 2 bathrooms on the ground floor and 2 bedrooms both en-suite on the first floor. The land of 3 acres surrounding the property is flat and ideal for horses or other animals, growing lavender, olive trees or perhaps a little vineyard.

There is a garage and workshop attached to the property. The property benefits from a quiet location with lovely views and not overlooked. Near the authentic little village of Fox-Amphoux which has primary school, bar, restaurant and boulangerie. Located approx. 15 minutes from Cotignac and Aups.

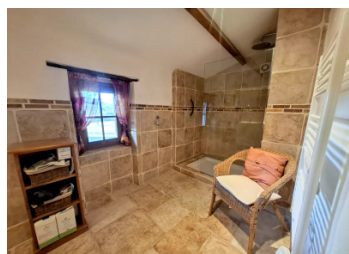
Welcome to this...

## 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

The house comprises of on the ground floor, entrance hall with bathroom off, spacious farmhouse dining kitchen leading to sun room with views on to the swimming pool, utility room, large living room with wood burning stove, a bedroom, shower room and office. There is also internal access to the large garage / workshop. On the first floor there are 2 double bedrooms both with en-suite shower rooms. Outside there is a fabulous swimming pool 9.6 m by 4.2m, a summer kitchen with built in barbecue / pizza oven, garage and tractor shed. There is approx. 3 acres / 1.29 hectares of land which is flat and ideal for horses, other animals or to grow lavender etc. There are also some olive trees.

The location of the property is idyllic, Private and quiet, not overlooked and with lovely views across the Provencal landscape to the Gorges du Verdon, and the nearby little village of Fox Amphoux has a boulangerie, restaurants and bar. The internationally popular village of Cotignac is approx 15 minutes by car.

The beautiful city of Aix-en-Provence and the Cote d'Azur are just over an hour away and Monaco is approx. 2 hours. The international airports of Marseille and Nice are both accessible, by car approx 1h30 and 20 minutes by helicopter. Surrounded by the best of Provence, this spectacular region is one of vineyards, lavender fields, beautiful villages, olive groves, the fabulous Gorges du Verdon and Lac de Ste Croix.

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Information...

## NOTES