

Magnificent stone bastide in Provence with swimming pool, land and outbuildings. Between Cotignac and Aups



INFORMATION

Town:	Fox-Amphoux
Department:	Var
Bed:	7
Bath:	4
Floor:	266 m2
Plot Size:	11867 m2

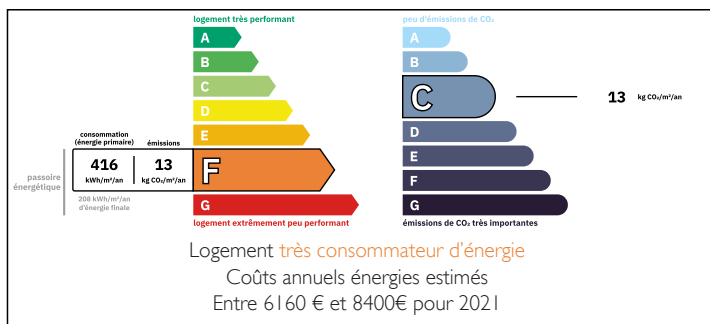


IN BRIEF

A magical and beautiful stone bastide in a quiet and private location, situated within grounds of over 1 hectare of land. This magnificent and rare stone property has large living accommodation of 7 bedrooms, 4 bathrooms, dressing rooms, salon, dining hall, kitchen, office, snug and games room. Outside there is a large swimming pool with magnificent views, garden grounds with areas for outdoor play. There are extensive stone outbuildings that could be ideal for a variety of uses. garaging for classic cars, extra accommodation, workshop, gallery etc. The property is in an idyllic location providing complete tranquility and seclusion yet only approx. 10 minutes from the authentic village of Aups and 20 minutes from the renowned and Internationally popular village of Cotignac and Gorges du Verdon for water sport

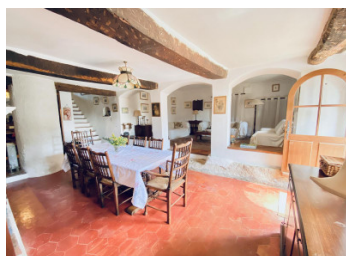
The city of Aix-en-Provence and the Cote d'Azur are...

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

This enchanting stone bastide, parts of which are thought to date back to the 12th century of the Knights Templar, sits in a peaceful, private setting on over a hectare of land. Offering generous living space with 7 bedrooms, 4 bathrooms, dressing rooms, a salon, dining hall, kitchen, office, snug, and games room, it's full of charm, character and original features. Outside, a large swimming pool with breathtaking views is surrounded by gardens and play areas. Expansive stone outbuildings offer the potential for endless possibilities—garaging for classic cars, extra living space, a workshop, or a gallery. Perfectly secluded yet only about 10 minutes from the charming village of Aups and 20 minutes from the internationally loved Cotignac, it's also just over an hour to Aix-en-Provence and the Côte d'Azur, around 2 hours to Monaco, and about 1.5 hours to Marseille or Nice international airports.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

NOTES