

Sainte Maxime - Bergerie (ca.1800) with annex, garage and lots of privacy!

Price : € 1.299.000

Rooms : 5 **Bedrooms :** 3 **Bathrooms :** 2 **Sqft :** 195 m² **Type :** House
Views : Countryside, Mountains **Land Area :** 10000m² **Reference ID :** 2252 / 404

Old & new together. Beautiful, with the use of old materials, in 2008 fully restored Bergerie with swimming pool, annex (Atelier) and separate garage, located at approximately 1 ha. land just 6 km. from the beaches. The center of both Plan de la Tour and Sainte Maxime are at approximately 5 km away.

Rest, space and especially privacy in this beautiful nature, without direct neighbors and with many atmospheric places to relax. In 2008 the place was completely restored while maintaining authenticity. The old sheep stable (annex / atelier) is prepared to serve as an additional apartment and now in use as a storage pace. At the entrance of the plot, with a closed gate, a spacious garage has been created under the terrace. The swimming pool is very sheltered situated, between the bergerie and the annex. There are various terraces at the plot as well as a beautiful fountain. Around you will find beautiful old cork oaks, also with relaxing seats, and in the garden, which is completely fenced, you will also find a small vineyard. The plot also has 2 own water sources and is located on a small stream.

The layout is as follows: driveway with entrance to the garage. Entrance, spacious hall / living room with beautiful high ceilings and a beautiful high-rise window at the back with plenty of light and access to the poolside terrace. There is a second hall with storage cupboards and utility room with dishwasher and washing machine. The fully equipped open kitchen is located at the front, continuous to the dining- and living room with fireplace. An open staircase leads to a vide/library on the first floor with access to the balcony, located at the front. On this floor are two bedrooms, both with a door to the balcony. The 'master bedroom' is air conditioned and has a 'en-suite' bathroom with shower, double washbasin and toilet. The second bathroom is located opposite the second bedroom and has a spacious shower, washbasin and toilet. The 3rd bedroom, also with a balcony, is located on the top floor.

This beautiful bergerie is definitely worth a visit!

Features :

Air-conditioning	Fireplace	Double glazing	Internet
Electric awnings	Irrigation sprinkler	Barbecue	Well
Spring	TV distribution	Electric gate	Swimming pool
Outdoor lighting	Well drilling		

Area`s:

1 Living room/dining area	1 Kitchen	1 Library	3 Bedroom
1 Shower room / Lavatory	1 Bathroom / Lavatory	1 Workshop	1 Garage
1 Land			

Nearby:

Bus (5 minutes)	Shops (7 minutes)	Beach (10 minutes)	Town centre (10 minutes)
Supermarket (10 minutes)	Sea port (15 minutes)	Golf (10 minutes)	Sea (10 minutes)

Energy - Conventional consumption Class : D
Energy - Emissions estimate Class : B
Land Value Tax : 2.798 € / year

Energy - Conventional consumption : 208 kWh/m².year
Energy - Emissions estimate : 6 kg éqCO₂/m².year

Housing Tax : 2.726 € / year

See more

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