

CARCES -Bergerie Provençale - An Oasis of Tranquility in the Heart of Nature

Price : € 1.150.000



Rooms : 11 **Bedrooms :** 5 **Bathrooms :** 3 **Sqft :** 320 m² **Type :** House
Views : Greenery, Forest, Swimming pool **Land Area :** 3753m² **Reference ID :** 1161 / 1161

Ideally nestled near the lake and the charming village of Carcès, renowned for its rich historical heritage, cultural traditions, and friendly atmosphere, this exceptional place offers complete privacy, unparalleled serenity, and perfect harmony with the surrounding nature. Just 15 minutes from the famous village of Cotignac and 50 km from the village of Saint-Tropez, come discover this hidden gem in the heart of the forest. With its 3753 m² plot adorned with olive trees, exotic and Mediterranean plants, fruit trees, and aromatic herbs, it extends an invitation to tranquility. The renovated and redesigned barn, which has retained the authentic charm while being meticulously redesigned by an architect to create a space that is both functional and aesthetic, consists of three stone buildings: the 215 m² habitable barn offers a kitchen equipped with access to a terrace overlooking the property, a winter garden, a living room with a stove, a dining room, three spacious bedrooms, one with a dressing room, two shower rooms, a guest toilet, a laundry room with direct access to the outside, and a boiler room with a pellet boiler, as well as a final room ready for customization. The 96 m² maret is on one level and includes a living room with a wood stove, a dining room, two bedrooms, a shower room, a kitchen, and a guest toilet. The third building on this property is a double carport adjoining a 25 m² workshop, which can easily be converted into a third residence with a total habital space of 45 m². Ideally

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SIRET : 752 484 360 00017 – SAS capital de 1000 €

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Features :

Outdoor lighting	Well drilling	Swimming pool	Water softener
Fireplace	Double glazing	Internet	Crawl space
Car port	Irrigation sprinkler	Well	Fitness

Area`s:

1 Outdoor parking	1 Land	1 Kitchen	1 Living-room
1 Bedroom	1 Dining room	1 Bedroom	1 Lavatory
1 Shower room	1 Terrace	1 Equipped kitchen	1 Living-room
1 Dining room	1 Lavatory	1 Shower room	1 Veranda
1 Bedroom	1 Veranda	1 Bedroom	1 Terrace
1 Bedroom	1 Shower room		

Nearby:

Town centre (10 minutes)	Movies (10 minutes)	Shops (10 minutes)	Day care (10 minutes)
Primary school (10 minutes)	Golf (20 minutes)	Hospital/clinic (20 minutes)	Lake (2 minutes)
Doctor (10 minutes)	Supermarket (10 minutes)	Tennis (10 minutes)	Highway (20 minutes)
	Sport center (10 minutes)		

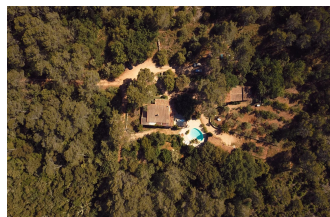
Energy - Conventional consumption Class : D

Energy - Emissions estimate Class : A

Land Value Tax : 2.463 € / year

Energy - Conventional consumption : 178 kWh/m².year

Energy - Emissions estimate : 2 kg éqCO₂/m².year



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