

# Magnificent 19th Century Bastide - Aups

Price : € 1.250.000



**Rooms :** 14

**Views :** Countryside

**Bedrooms :** 9

**Land Area :** 5250m<sup>2</sup>

**Sqft :** 433 m<sup>2</sup>

**Reference ID :** 85703626 / O6863

**Type :** House

This magnificent three-story property with 12 rooms on a 5,000 m<sup>2</sup> plot is located within walking distance of the village. The double entrance doors lead you into a large hall with an impressive staircase. On the right-hand side, the bright living room with a beautiful fireplace and on the left, the dining room adjoining the fully equipped kitchen, which opens onto a terrace with pergola. On the first floor, two large bedrooms, each with its own bathroom and separate toilet. On the second floor, three additional bedrooms with bathrooms and a small sitting room. In addition, two rooms are currently used as offices. The Bastide includes a 70 m<sup>2</sup> (760 sq ft) independent three-room apartment with a rear entrance. The apartment can easily be reintegrated into the main residence.

Outside, you'll find three magnificent plane trees, a saltwater swimming pool (10m x 5m), a country house with a 15 m<sup>2</sup> (160 sq ft) studio, an authentic barn, a boule court, and ample parking.

Ideal for a multi-generational family or as a bed and breakfast.

This property exudes charm and authenticity!

## Features :

Fireplace

Outdoor lighting

Electric gate

Bowling green

Swimming pool

Internet

Irrigation sprinkler

Optical fiber

Intercom

**Area`s:**

1 Land	1 Dining room	1 Living-room	1 Master bedroom
1 Bedroom	1 Bedroom	1 Living room/dining area	1 Bedroom
1 Living room/kitchen	1 Bedroom	1 Bedroom	1 Bedroom
1 Bedroom	1 Studio	1 Barn	

**Nearby:**

Airport (120 km)	Highway (45 km)	Town centre (300 metres)	Shops (300 metres)
Day care (500 metres)	TGV station (35 km)	Lake (15 km)	Doctor (1 km)
Sea (65 km)	Ski slope (140 km)	Beach (65 km)	Sea port (65 km)
Sport center (1 km)	Supermarket (2 km)	Tennis (1 km)	Primary school (500 metres)
Secondary school (500 metres)			

**Energy - Conventional consumption Class : E**

**Energy - Emissions estimate Class : F**

**Electricity : 1**

**Land Value Tax : 6.100 € / year**

**Energy - Conventional consumption : 237 kWh/m<sup>2</sup>.year**

**Energy - Emissions estimate : 73 kg éqCO<sub>2</sub>/m<sup>2</sup>.year**



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