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Stunning stone built Provencale property

Excellent reception areas and covered terraces

Swimming pool with spacious terrace

Extensive, productive gardens and grounds

Less than an hour from the Mediterranean.

DPE = unclassified



**Le Thoronet, Var
Ref 10389**

€950,000

LE CHATEAU was built in the 17th Century, originally as one large, imposing residence and later was sensitively divided into 3 houses. Our house, of 350m², is south facing and has been extensively renovated and landscaped.

We have spacious reception areas including a large salon and a games room, extensive terraces linking house and garden, a superb penthouse master bedroom suite with gymnasium, 4 further bedrooms and two further bathrooms. Externally, there are 2 gated entrances, separating us from our neighbours and securing the grounds which extend to 1.3 hectares. The grounds are bounded by the Canal Saine Croix which offers an unlimited water supply for the largely terraced gardens. Here you will find fruit trees and a truffle orchard plus a large, fenced vegetable garden. We also have stables and a chicken run and, at the top of the garden, a swimming pool and old chapel. For children there is a tree house, swings and a trampoline.

LE CHATEAU is built on a small hill, with the main living area being on the 2nd of 4 floors, which allows it to benefit from the views. The outdoor terraced area, in particular, is a delightful area, perfect for relaxing or entertaining, while the swimming pool is set away from the house. This gives you a sense of freedom. and is a perfect place to relax in privacy and enjoy the scenery.

HOUSEHOLD ACCOMMODATION 350m²

Salon with dining area 45m²

Kitchen 30m²

Office 10m²

Games room 45m²

Master bedroom with ensuite 60m²

Gymnasium 15m²

Guest bedroom 1 with ensuite 25m²

Guest bedroom 2 20m²

Guest bedroom 3 20m²

Guest bedroom 4 26m²

Guest bathroom 10m²

Upper level lounge area 15m²

Spacious hallways and landings

EXTERNALLY

Land 1.3 hectares

Exterior covered dining terrace 20m²

Exterior covered lounge terrace 45m²

Exterior barbeque terrace 15m²

Swimming pool 12m x 6m

Swimming pool terrace 130m²

Covered garage 70m²

ADDITIONAL INFORMATION

Total habitable area = approx 350m²

Total land area = approx. 13000m²

Diesel fired central heating

Septic tank drainage

Recent tax fonciere = 3900 euros

Closest shops and services

It is a 4 km drive (much less as the crow flies) from Le Chateau to the town of Le Thoronet

ABOUT THE AREA

Le Thoronet is in the Var, a department which is on the edge of the Mediterranean in south east France. The town, which is well served by shops, services and restaurants, is most famous for its 12th century Romanesque abbey, and is a beautifully preserved Provencal community protected by gentle hills and surrounded by the olive trees, vines and stone terraced hillsides which the area is renowned for. In less than an hour you can be at the chic coastal towns of St Tropez and St Maxime or the departmental capital of Toulon.



To enquire about this property please contact info@frenchpropertiesdirect.com

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These details do not form part of any contract and all measurements are approximate.