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## 5 bed House near to Saint-Paul-en-Forêt

Saint-Paul-en-Forêt , Var , Provence-Alpes-Cote-d'Azur



# €1,145,000

inc. of agency fees

5 Beds      240 sqm      0.49 ha

CO-EXCLUSIVE SALE Beautifully situated country house with magnificent garden / park and spacious driveway. Built in 1810; later extended also with a separate 'cottage', equipped with 2 extra bedrooms...

### At a Glance

<b>Reference</b>	MFH-PROS-84200776	<b>Near to</b>	Saint-Paul-en-Forêt	<b>Price</b>	€1,145,000
<b>Bed</b>	5	<b>Pool</b>	Yes	<b>Hab.Space</b>	240 sqm
<b>Land</b>	0.49 ha			<b>Land Tax</b>	N/A

### Property Description

#### CO-EXCLUSIVE SALE

Beautifully situated country house with magnificent garden / park and spacious driveway. Built in 1810; later extended also with a separate 'cottage', equipped with 2 extra bedrooms with luxury bathrooms. Total living area approx. 225m<sup>2</sup> + sousterrain.

Located within walking distance of the charming village of Saint Paul en Forêt. The grounds (4,880 m<sup>2</sup>) are a well-maintained park/ estate with several terraces, a beautiful garden with several water features, fed with water from an old French 'Lavoir' (washing place). The driveway, equipped with an automatic gate and lined with beautiful trees, leads you to the country house with spacious hall, cosy living room with large fireplace, dining room, luxury kitchen, 2 bedrooms with bathroom on the ground floor and the master bedroom with dressing room, bathroom, separate toilet and workarea on the first floor.

Around the house are several terraces (partly roofed over in 2021) and in the underbuild a spacious basement is to be found with washing area and lots of storage space.

The cottage, located next to the swimming pool, offers a further 2 bedrooms and 2 bathrooms.

Also located on this property is a separate little house/storage room of approx. 15m<sup>2</sup>.

Everything is well maintained and move-in ready!

Recently the following modifications have been realised:

2022: pool heating;

2023: new roof (inside and outside) little house/storage room - outside heating main terrace - video intercom system - partly painting outside - outside solar shower at pool;

2024: new terrace around the pool.

This country house, situated in beautiful surroundings, with the additional cottage, could also offer the use as Chambre d'hôtes.

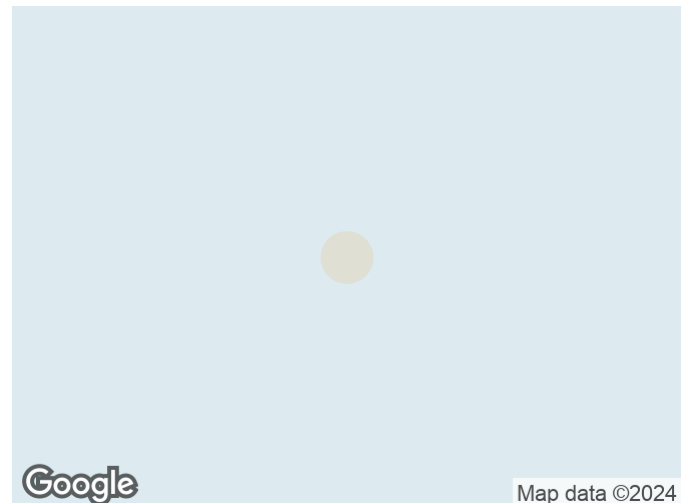
## Summary

Property type:	House
Bedrooms:	5
Price	€1,145,000

## Key Information

Year Built:	1810
Internal Area:	240 sqm
Land Area:	0.49 ha
Number of Fireplaces:	1
Property Features:	
• Car port	
Swimming Pool?	Yes
Has Air Conditioning?	Yes

## Location: Provence-Alpes-Cote-d'Azur



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**C. BAUER – Sunday Times**

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

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