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## Bastide With Independent Studio And Pool In Large Garden – Draguignan

Draguignan , Var , Provence-Alpes-Cote-d'Azur



**€1,290,000**

inc. of agency fees

5 Beds

248 sqm

Exclusivity - Entering this beautiful domain takes you to a different era. A beautiful drive lined with cypresses takes you through the perfectly maintained garden to the front of the mansion, where elegant...

### At a Glance

**Reference** MFH-  
PROHWCL84682159

**Bed** 5

**Near to** Draguignan

**Pool** Yes

**Price** €1,290,000

**Hab.Space** 248 sqm

**Land Tax** N/A

### Property Description

Exclusivity - Entering this beautiful domain takes you to a different era. A beautiful drive lined with cypresses takes you through the perfectly maintained garden to the front of the mansion, where elegant large stairs take you to the front terrace and its beautiful large entry doors.

You enter into a spacious hall where you can turn right into the two salons or left where you find a dining room with open kitchen area with stylish natural stone surfaces.

This ground floor also boasts a sports room, a wash room, plenty of storage space and a double garage. Under the house is the wine cave.

From the dining room you are tempted outside onto the large covered terrace overlooking the swimming pool.

An elegant ironwrought staircase takes you upstairs where you find four bedrooms and two bathrooms, a dressing and a separate toilet.

Beautifully set at the side of the swimming pool is an independant apartment. It has a living area with kitchen, a bedroom, a shower room and separate toilet.

In the elegant garden you find a dining area, a jeu de boules court with its spacious terraces and a volleyball area. The whole garden is equipped with lighting arrangements, so evenings can be enjoyed in style. In the garden the olive trees give a harvest of around 200 kilos, you can have your own olive oil !

Around the house and under the large pine are further terraces with atmospheric seating arrangements.

The house has a surface area of 218 m<sup>2</sup>, the apartment is 30 m<sup>2</sup> and the garages total 35 m<sup>2</sup>. There are diverse storage facilities in the garden.

The garden has a surface area of 8000 m<sup>2</sup>, it is fully fenced and the gate is electric and equipped with a surveillance camera and videophone.

The house has underfloor heating on gaz, two fireplaces and air conditioning. The windows are pvc double glazing and all the shutters are in durable aluminium. The house is equipped with an alarm system.

The swimming pool is a heated salt water pool. There is an outdoor toilet and shower by the pool.

5 minutes walking distance from the house you find a high quality wine domain with its gourmet restaurant in the vineyard. The city center of Draguignan is just 5 minutes away by car for further restaurants, shopping and amenities.

Helicopters can land in the garden.

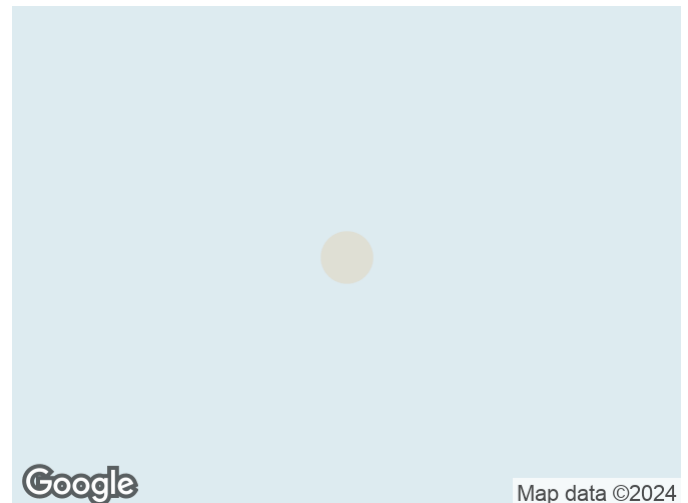
## Summary

Property type:	House
Bedrooms:	5
Price	€1,290,000

## Key Information

Year Built:	1991
Internal Area:	248 sqm
Number of Fireplaces:	1
Property Features:	
• Air-conditioning	
Swimming Pool?	Yes
Has Air Conditioning?	Yes
Has Alarm	Yes

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



## Gallery

















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**C. BAUER – Sunday Times**

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