



# IMMO FRANCE SUD

Price on request

**Buying former bergerie**

**9 rooms**

**Surface : 228 m<sup>2</sup>**

**Surface of the living : 65 m<sup>2</sup>**

**Surface of the land : 100743 m<sup>2</sup>**

**Year of construction : 1900**

**Exposition : Sud ouest**

**View : Campagne**

**Hot water : Electrique**

**Inner condition : To refresh**

**External condition : good**

**Couverture : roof tiles**

**Amenities :**

fireplace, bedroom on the ground floor, double pane windows, laundry room, quiet

7 bedroom

3 terraces

3 bathrooms

2 garages

20 parkings

2 cellars

Energy class (dpe) : D

Emission of greenhouse gases (ges)

: D

Estimated annual energy between

3268 and 4422 € (reference year

2023)

**Legal information**

1 490 000 € - Prix T.T.C

Fees paid by the owner, no current procedure, information on the risks to which



## Former bergerie La Garde-Freinet

Just 5 minutes from the village of La Garde-Freinet, on over 10 hectares of land, a rare find in the area, discover this former shepherd's cottage that perfectly combines rustic charm with modern comfort, including a separate caretaker or guest house as well as a double garage. Ideal for those who appreciate peace and authenticity, while staying close to the beaches and the glamorous lifestyle of Saint-Tropez. The main building, featuring exposed stone walls and wooden beams, includes an entrance with a fireplace, a fully equipped kitchen with a separate laundry room, and a wine cellar. The 75 m<sup>2</sup> living room offers direct access to the outdoors. It also features a spacious master suite with French doors opening onto the garden, a shower room, and separate toilets. Upstairs there are three bedrooms, one with a fireplace, along with a bathroom containing a bathtub. The caretaker's house, in need of renovation, is located 75 meters from the main building. It comprises a living room with a fireplace, a kitchen, three bedrooms, a bathroom, and reversible air conditioning. It also benefits from a large plot of land and pleasant unobstructed views. The property offers the possibility of installing a swimming pool, has municipal water, and includes two springs ideal for garden irrigation. Fibre optic internet is nearby. A large storage space on the left side of the house could be converted into an additional room. Furthermore, a separate double garage with storage space completes the property. Perfect for peaceful living in a

