



# IMMO FRANCE SUD

€ 9 500 000

## Buying house

Surface : 900 m<sup>2</sup>

Surface of the land : 13000 m<sup>2</sup>

Exposition : Sud est

Inner condition : excellent

External condition : Rénové

Couverture : tiles

## Amenities :

pool, pool house, fireplace, Bedroom on ground floor, double glazing, Laundry room, Automatic gate, calm

10 bedroom

5 terraces

8 bathrooms

2 garages

10 parkings

2 cellars

Energy class (dpe) : C

Emission of greenhouse gases (ges)

: C

## Legal information

9 500 000 €

Fees paid by the owner, no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr)



## House Draguignan

This magnificent, fully-renovated château is one of the most beautiful properties in the Lorgues area of Provence. High-end luxury and charm abound in this idyllic château and estate. It offers an exceptional living environment with three meticulously-renovated floors, a stunning pool and pool house, a boules pitch, 13 hectares of land and a sizeable guest or caretakers' house. Interior Spaces: The architecture of the château is distinguished by its elegance. Upon entry, a nostalgic charm takes hold: the rigour of the Carrara marble reception hall pleasantly contrasts with the cosy atmosphere of the panelled library. The music room and the vast living room with fireplace both offer refined spaces for relaxation. The large dining room, coupled with the modern, fully equipped kitchen, welcomes you, and creates ideal spaces for entertaining. The château has ten spacious, luxuriously furnished bedrooms, and eight bathrooms. Outdoor Spaces, Swimming Pool and Areas of Relaxation: Several sitting areas and shady spots allow you to relax over lunch, dinner, or simply enjoy a good glass of wine or champagne. The terrace, extending from the kitchen, features a pergola adorned with greenery to provide cool shade over the outdoor table. The outdoor kitchen, equipped with a modern barbecue, is perfect for al fresco dining. The pool house, built around an impressive authentic fireplace, also has an equipped kitchen and a gym. In front is the heatable swimming pool, 14 m x 6 m with an outdoor shower, and a boules court. The Estate and an adjacent Vineyard: The château is situated in the heart of a vast private estate of 13 hectares: 8 hectares of woods and 5 hectares of landscaped parkland, carefully and tastefully designed. An adjacent classified vineyard adds an extra touch of prestige. In front of the château, a fountain an...



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...d characterful stone staircase adorned with two lions add a majestic touch. Pines and oaks then harmoniously blend into the enchanting setting. Guest House: The estate also includes a second house, ideal for a caretaker, guests, or visiting relatives. This 200 m<sup>2</sup> house has its own garden and shaded terrace, perfect for outdoor meals. Imagine Your Next Summer in Your Own Château in the Provence. This château represents a rare opportunity to acquire an exceptional property in an idyllic setting. Its blend of old-world charm and modern comfort makes it a unique place, perfect for lovers of beauty, tranquillity, and refinement. Contact us today to arrange a private viewing. Brokerage fee to be paid by the owner.

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26/12/2024 - Prix T.T.C

