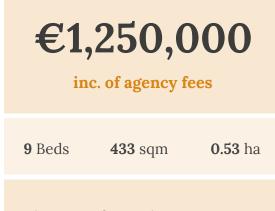


# Magnificent 19th Century Bastide -

# Aups

#### Aups, Var, Provence-Alpes-Cote-d'Azur





This magnificent three-story property with 12 rooms on a 5,000 m2 plot is located within walking distance of the village. The...

### At a Glance

Reference	MFH- PROHWCL85703626	Near to	Aups	Price	€1,250,000
		Pool	Yes	Hab.Space	e 433 sqm
Bed	9			Land Tax	N/A
Land	0.53 ha				

#### **Property Description**

This magnificent three-story property with 12 rooms on a 5,000 m2 plot is located within walking distance of the village. The double entrance doors lead you into a large hall with an impressive staircase. On the right-hand side, the bright living room with a beautiful fireplace and on the left, the dining room adjoining the fully equipped kitchen, which opens onto a terrace with pergola. On the first floor, two large bedrooms, each with its own bathroom and separate toilet. On the second floor, three additional bedrooms with bathrooms and a small sitting room. In addition, two rooms are currently used as offices.

The Bastide includes a 70 m<sup>2</sup> (760 sq ft) independent three-room apartment with a rear entrance. The apartment can easily be reintegrated into the main residence.

Outside, you'll find three magnificent plane trees, a saltwater swimming pool (10m x 5m), a country house with a 15 m<sup>2</sup> (160 sq ft) studio, an authentic barn, a boule court, and ample parking.

Ideal for a multi-generational family or as a bed and breakfast.

This property exudes charm and authenticity!

	<b>Key Information</b>		
House	Year Built:		
9	Internal Area:		
€1,250,000	Land Area:		
	Number of		
	Fireplaces:		
	Property Features:		
	• Fireplace		
	Swimming Pool?		
	9		

1850

433 sqm

0.53 ha

1

Yes

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



## Gallery











































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#### S. and L. BROWN



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