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## Magnificent 19th Century Bastide - Aups

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



**€1,250,000**

inc. of agency fees

9 Beds      433 sqm      0.53 ha

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

**Bed** 9

**Land** 0.53 ha

**Near to** Aups

**Pool** Yes

**Price** €1,250,000

**Hab.Space** 433 sqm

**Land Tax** N/A

### Property Description

This magnificent three-story property with 12 rooms on a 5,000 m<sup>2</sup> 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!

Summary

Property type: House  
Bedrooms: 9  
Price €1,250,000

Key Information

Year Built: 1850  
Internal Area: 433 sqm  
Land Area: 0.53 ha  
Number of Fireplaces: 1  
Property Features:  
• Fireplace  
Swimming Pool? Yes

Location: Provence-Alpes-Cote-d'Azur



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**S. and L. BROWN**



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