COLDWELL BANKER
EUROPA REALTY

House Ampus 1,345 m²



SALE PRICE : 8 900 000 €

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50 avenue Etienne Gola
France, 83820, Rayol-Canadel-sur-

Mer

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DESCRIPTION

Located in the heart of the inland Var, this exceptional estate of approximately 160 hectares reveals a powerful, elegant, and perfectly preserved vision of Provence.
A rare and inspiring living space where nature, elegance, and freedom meet, offering around 1,350 m² of living space complemented by 900 m² of outbuildings with multiple potential uses. From the moment you pass through the gate, a majestic driveway lined with centuries-old oak trees leads to the heart of the property, gradually unveiling a remarkable landscape: around 600 olive trees, 60 almond trees, 450 truffle oaks, vast meadows, woodland, a pond animated by geese, a fish basin, and a ▬▬▬ combine to form a truly rare natural setting.
Three characterful buildings, full of charm and authenticity, define the estate:
– The Bastide, the main house of approximately 725 m², features five bedrooms, each with its own bathroom or shower room, including one with a balneotherapy bathtub. It also offers an elegant reception area with generous volumes, a hammam, and a gym, all designed for a refined lifestyle.
– The Magnanerie, now a guest house of around 410 m² with a lift/service elevator, includes a 150 m² loft with a large living room and fireplace, dining area, and kitchen, two bedrooms with en-suite shower rooms, as well as three independent apartments: two comprising a living room with open kitchen, one bedroom, and a shower room, and a third offering two bedrooms, two shower rooms, a living room, and a kitchen. A charming and intimate setting, ideal for hosting guests in a warm and private atmosphere.
– A Bergerie, used as a guest house of approximately 210 m², completes the property, featuring three bedrooms, one bathroom, one shower room, and a large garage of about 140 m². Outside, the amenities are outstanding: a stable with five double horse boxes, a riding arena and lunging ring, areas dedicated to animals (including a chicken coop and agricultural potential), a garage for farming equipment, and a carport.
Leisure facilities further enhance the experience: a heated swimming pool, driving range and mini-golf, as well as a helipad suitable for ULM landings.
The estate benefits from valuable self-sufficiency:
– connection to mains water, borehole, water recovery system, and an additional natural spring
– a complete irrigation system connected to the borehole for much of the grounds
– multiple heating systems: wood boiler, oil-fired boiler, and heat pump
– a generator providing energy autonomy
– potential for full self-sufficiency depending on usage
Ideally located close to Tourtour, approximately 20 minutes from Draguignan, 40 minutes from Saint-Tropez by car (10 minutes by helicopter), and about 1 hour 30 minutes from Monaco (35 minutes by helicopter), the property enjoys excellent accessibility while maintaining absolute privacy.

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FEATURES

Property type:	House	Area:	1345.0 m²	Elevator:	Oui
Number of rooms:	30 rooms				

Information on the risks to which this property is exposed is available on the Géorisques website: www.georisques.gouv.fr

ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): B 109

Greenhouse gas emissions (GHG) index: A 4

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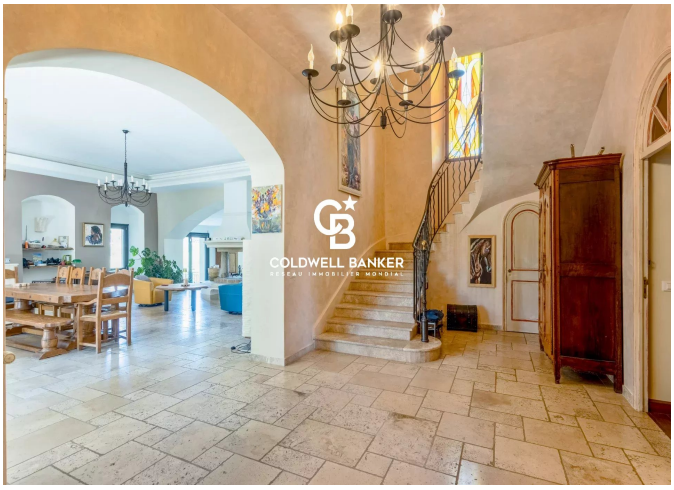











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