

Maison Fayence 552 m<sup>2</sup>

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PRIX DE VENTE : 1 580 000 €

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## DESCRIPTION

14th-Century Provençal Mas, 552 m<sup>2</sup> of living space, Fayence, near Terre Blanche Golf

At the foot of the Esterel mountains, just 35 minutes from Cannes and Saint-Raphaël and 50 minutes from Nice International Airport.

Originally built in the 14th century and fully restored in 1993, with further renovations in 2007 and 2021, the mas offers more than 700 m<sup>2</sup> (552 m<sup>2</sup> of living space) set on 1.6 hectares of land.

The estate is divided into three main areas:

### 1. The main residence

- Reception room with insert fireplace (heating the entire house)
- 3 bedrooms, including one with en-suite shower room
- 60 m<sup>2</sup> master suite with two dressing rooms, bathroom (bathtub + shower), and private rooftop terrace
- Cathedral-style living room with large bay window, panoramic Esterel views, and insert fireplace
- Dining room with fireplace
- Spacious kitchen
- Panoramic terrace accessible from the kitchen, living room, and dining room
- Garage and traditional bread oven

### 2. Independent apartment (approx. 70 m<sup>2</sup>)

- Living room
- Kitchen
- Bedroom
- Bathroom

### 3. Guesthouse / B&B section

- Large lounge with fireplace
- 4 en-suite bedrooms
- 1 family suite for 4 guests with mezzanine and bathroom, set in the former hamlet chapel
- Kitchen, laundry room, boiler room, workshop
- Wine cellar
- Utility room (currently tack room), convertible into a gym

### Outdoor spaces & amenities

- 200 m<sup>2</sup> terrace
- Heated swimming pool (12 x 5 m) with sun deck and pool house

- 6-seater jacuzzi
- Former stone henhouse to be converted
- 1.6 hectares of land, currently used as horse paddocks with shelters, boxes, and hay racks

A unique property with endless potential

This prestigious Provençal mas is perfectly suited as a family residence, for continuing the guesthouse activity, as a luxury holiday home, or for a wine estate project.



## CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	552.0 m <sup>2</sup>	Taxe foncière :	€3.00
NB de pièces :	15 rooms	NB de chambres :	9 bedrooms		

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

## DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : C 154

Indice d'émission de gaz à effet de serre (GES) : C 11





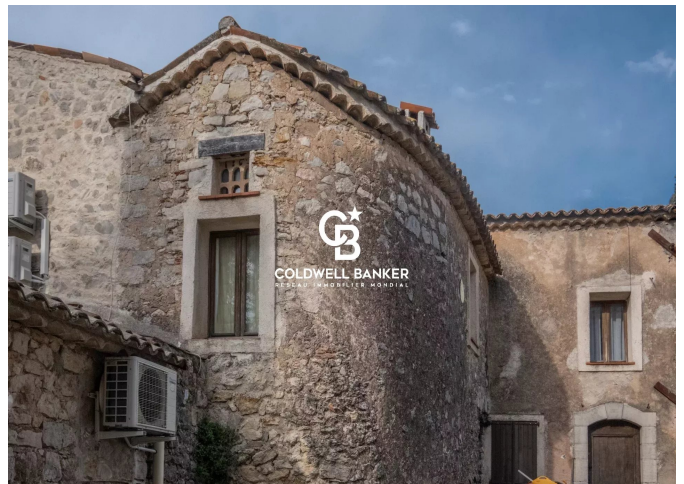
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