

15th Century Bergerie House - Rocbaron, Provence

Offers in the region of

€535,000



DETAIL

 Provence
Region

 5
Bedrooms

 1
Bathrooms

 Habitable
Area 260 m²

 Land
650 m²

Key Features:

- Entrance Hall
- Large Lounge/Dining Room, (95 m²)
- Old Provence style Kitchen
- Master Bedroom/Walk-in Shower and South Facing Terrace
- One single Bedroom
- Three Double Bedrooms with shared Balcony.
- Family Bathroom
- Swimming Pool (12x6m)
- An Old Well
- Pool House and Shower Room
- Old Stone Pigeon House
- Old Barn (currently used as a spacious garage)

Property Description:

Dating back to the 15th Century, Rocbaron is a traditional and spacious (260m²) two-story Bergerie house built from stone and set within a secluded, peaceful and private garden (950m²) with a variety of beautiful heritage trees. The property oozes charismatic charm and was tastefully renovated by a professional architect in keeping with its old characteristic features, antique wooden doors, impressive ceilings and old oak beams.

Positioned on a hill (400m high) and conveniently situated in the centre of the traditional Provence village Rocbaron, within the Provence Verte region. This quaint village has all amenities on hand and is surrounded by a stunning rural countryside of vineyards and olive tree fields.

The French Domain



Ground Floor: One enters the property from the high street through a grand door, into the entrance hall. Adjacent is a large storage/cloakroom. To the rear of the entrance hall is the spacious lounge and dining room (95m²) and behind this is an old Provence style kitchen with garden/pool view.

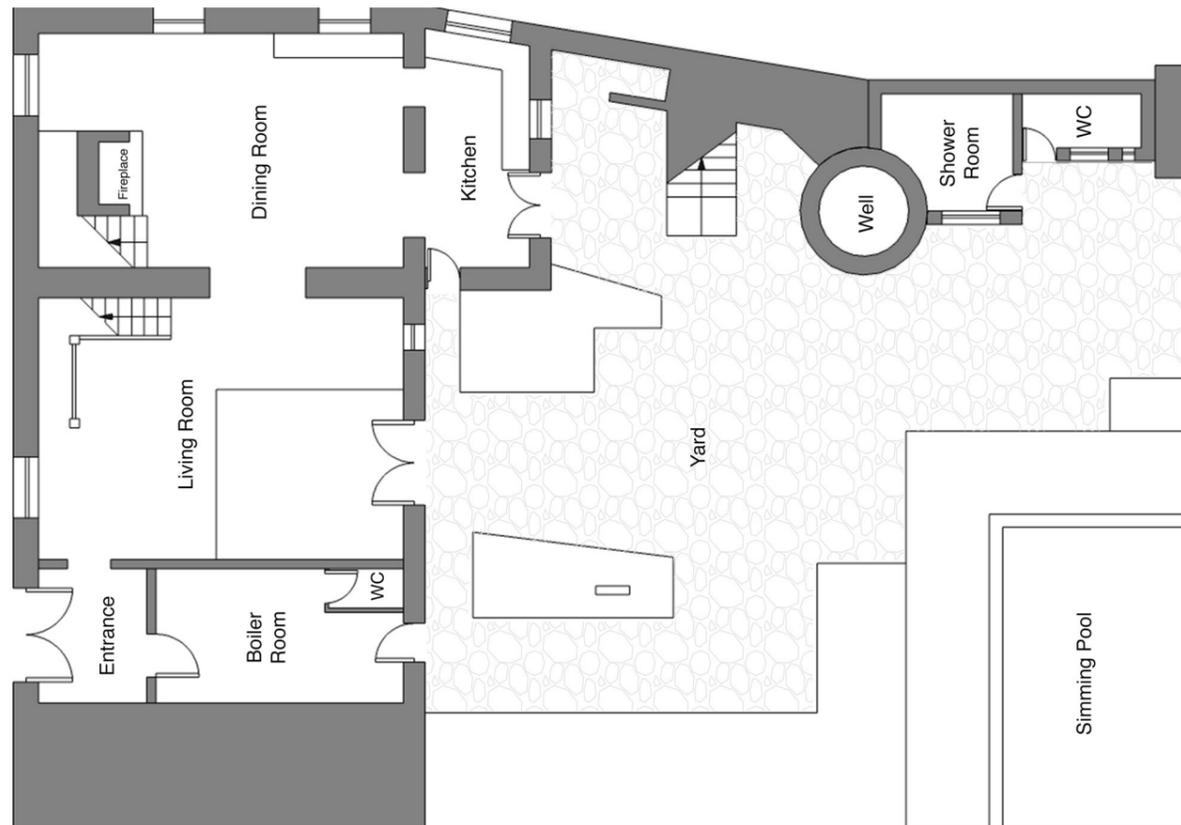
First Floor: There are two sets of quirky staircases. The first staircase leads onto the master bedroom with a walk-in shower and large south-facing terrace: adjacent to this is a single bedroom and dressing room. The second staircase leads onto three additional good-sized double bedrooms, all with a shared balcony

and one family bathroom.

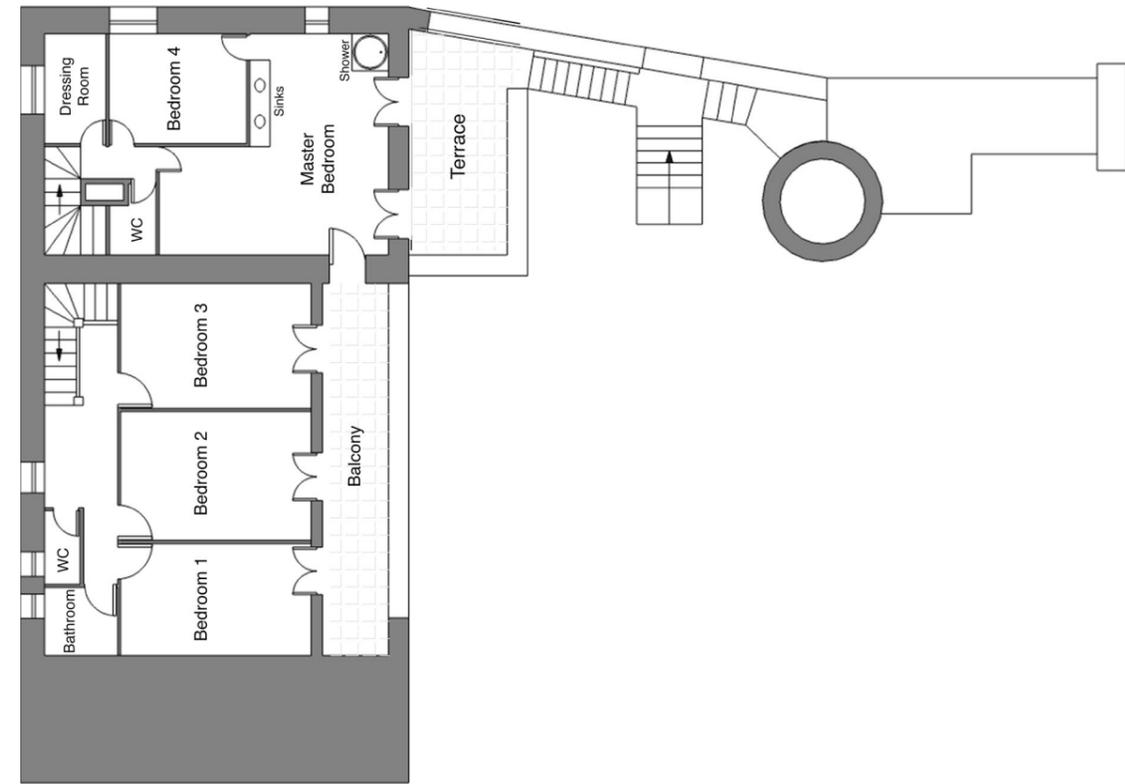
Garden: The peaceful and well-maintained garden is located on the south side of the property with lots of sunshine: it has a stone built BBQ area and a large swimming pool (6 x 12m), with a pool house and shower. The garden is filled with many beautiful heritage trees and even features its own water well.

Old Barn: The house comes with an old spacious barn with very high ceilings. The barn is located on the opposite side of the street and is currently being used as a garage/storage building.

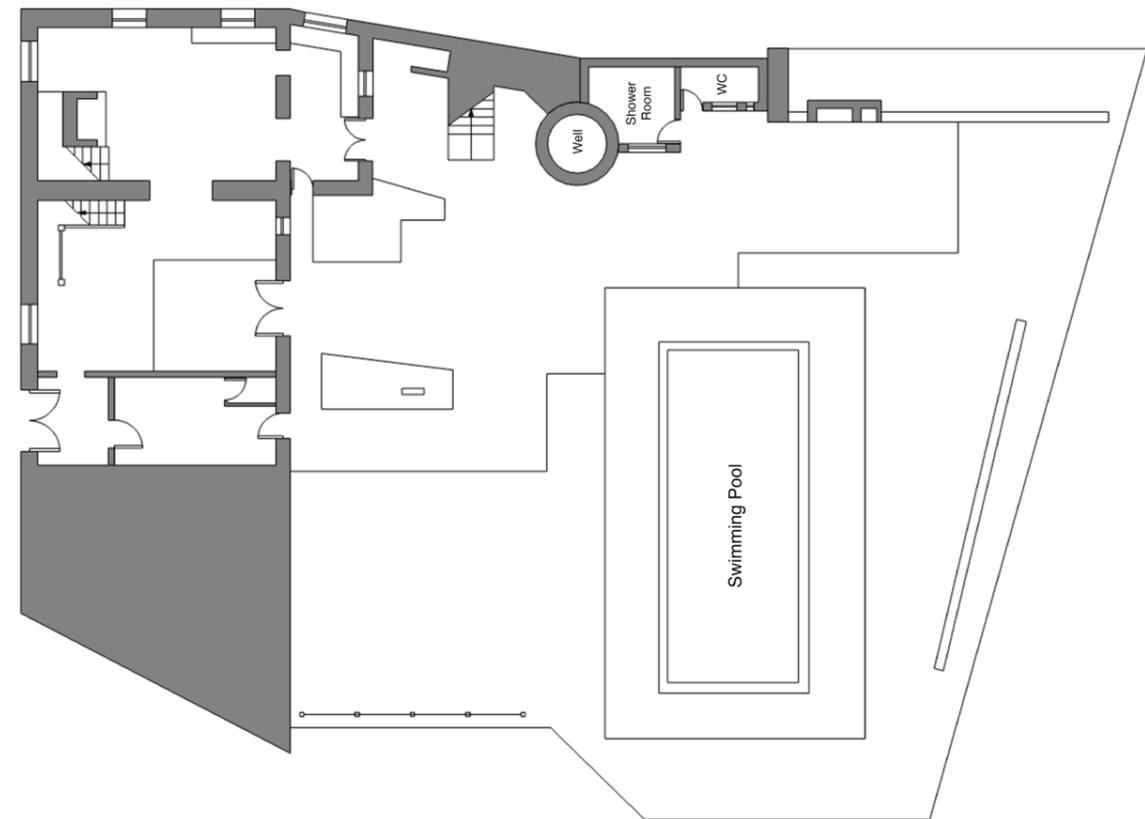
Ground Floor:



First Floor:



Garden/Grounds:



The French Domain

The Area - What To Do:

There is plenty to do in and around the Provence and Côte d'Azur regions. Both are famous for their beautiful beaches, sailing holidays, music festivals, (Jazz Festival of Antibes and Juan les Pins), vineyards, canoeing, golf courses and numerous picturesque hiking and cycling routes.

Cultural activities include Romanesque Abbeys like St. Maximin, music/opera festivals in Aix-en-Provence, art museums/galleries in Aix and there are many other artistic and cultural places to visit. With countless French restaurants to dine in you will be spoilt for choice, with the most famously renowned being the Hostellerie de la Celle Restaurant, featuring Michelin Star Head-Chef Ducas.

Travel and Access Routes:

- 100 km from Nice International Airport
- 80 km (1h) from Marseille International Airport
- 45 km from Toulon/Hyères National Airport
- 40 km from Toulon Train Station
- 75 km from Aix-en-Provence
- 12 km from the A8 Motorway
- 15 km from Brignolles
- 30 km from the beaches of Hyères

Spectacular Music/Opera Festivals, Aix-en-Provence



Stunning coastline in and around Côte d'Azur



To arrange a viewing or to request any additional information on this, or any other property, please contact Anne Bastid.

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