THIBAUD DESPRETS



GD2417

A 160 hectares estate

RATE ★ ★ ★ ★

Price: €8,900,000 - Agency fees payable by the seller

Total area **160 ha**

Residential built surface **1950 m²**

Agricultural built surface **300 m²**

Estate - Over 160 hectares of open meadows and woodland in a wild natural setting.

Agricultural land - 27 hectares of permanent pasture, olive trees and truffle oaks, with viticultural potential.

Farm buildings - Various barns and outbuildings.

Residential buildings -
A beautiful bastide of about 900 m² (5 en-suite bedrooms) set in landscaped grounds with swimming pool, ornamental

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pond, vegetable garden, garages, magnificent trees, and a lake fed by a natural spring.

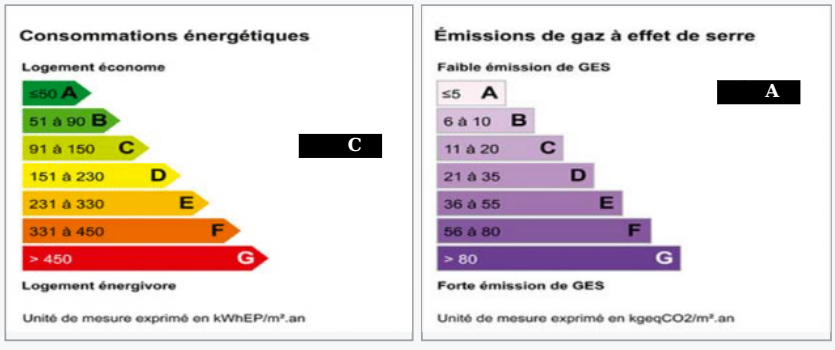
A renovated former magnanerie (600 m²) offering four apartments.

A renovated former sheepfold (200 m²) offering three beautiful bedrooms.

This property lies a few kilometres from a village in the upper Var. It is mainly a residential estate with an agricultural component.

Energy performance certificates (DPE of 25/06/2025): Bastide (725.10 m²): energy class C, climate class A, estimated annual energy costs between €5,790 and €7,910; Silk farm (408.90 m²): energy class D, climate class B, between €6,340 and €8,640; Sheepfold (211.60 m²): energy class D, climate class B, between €3,060 and €4,190 per year. Estimates for standard use, based on average energy prices indexed to 2021, 2022 and 2023 (subscriptions included).

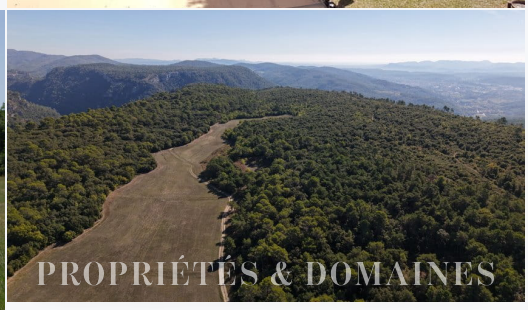
Information on the risks to which this property is exposed is available on the Géorisques website: www.georisques.gouv.fr











Prices

★	less than 1.5 million euros
★★	between 1.5 and 3 million euros
★★★	between 3 and 5 million euros
★★★★	more than 5 million euros

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