HISTORIC MANSION (DATING 1850) IN WOODED CLOSED PARK (1.2 HA)

NEARBY A CONTEMPORY ART FOUNDATION

LE MUY

€ 1,600,000

REF : V117M126

Agence REYNIER & ASSOCIES
Immobilier international





HISTORIC ESTATE (1850) | MANOR & DEPENDANCE | LE MUY (83490)

WOODED PARK (1.2 HA) | PROPERTY NEARBY THE B. VENET CONTEMPORY ART FOUNDATION

A rare property of **exceptional heritage value**: a splendid **manor house built in the 1850s**, meticulously maintained in its original configuration, with a separate outbuilding, **set within a beautifully wooded and fenced park of 1.23 hectares**. Ideally located just **20 minutes from the Gulf of Saint-Tropez**, 15 minutes from Les Arcs TGV train station, and less than 1 hour to Nice airport.

Spread over three levels, the manor house (386 m²) features on the ground floor **two spacious reception rooms with large fireplaces**, a grand entrance hall paved with black-and-white checkerboard marble tiles, opening onto a magnificent and imposing staircase. **The wall frescoes and tapestries are original and in remarkable condition.** The two upper floors offer **eight large bedrooms**, two anterooms, two bathrooms, one shower room, and separate toilets on each floor. **The outbuilding (128 m²)**, located within the park but not adjoining the main house, is divided into two apartments of 48 m² and 80 m², along with a garage. The basement of the outbuilding houses the **former wine cellar (142 m²)** with a ceiling height of four meters.

The park includes a wooded section with **chestnut, beech, oak, and majestic plane trees**, an old ornamental fountain, and a **large open area** dedicated to flower beds, and several rows of vines. **The land is flat and suitable for a swimming pool with** a beautiful wood-fired oven that could be converted into a pool house. **Close to** an internationally renowned **contemporary art foundation and an 18-hole golf course**, this historic estate would be ideal for a family seeking space and tranquility. Floorplans are available upon request.

FEATURES

Built in	**1850**
Living rooms	**2**
Bedrooms	**10**
Bathrooms	**8**
WC	**6**
Kitchen	**Separated**
Terraces	**2**
Sewage system	**Septic tank**
Closed garage	**Yes**

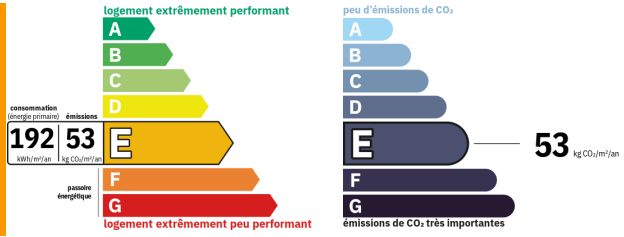
INFORMATIONS

Selling price (*)	**€ 1,600,000**
Property inland tax	€ 3,385
Property subject to co-ownership	**No**

(*) Agency fee paid by the seller

For further information, please contact Christophe Reynier on +33 679 837 736 or e-mail to contact@agencereynier.com

504 M² | 20 PIECE(S) | 10 | 12300 M²



Estimated amount of annual energy expenditure for this accommodation for standard use is between 8850 € and 12010 €.

This 1850 Maison de maître is located in a green residential area of Le Muy. Next to Venet Art Foundation, 23 km away from the bay of Saint-Tropez.

PICS







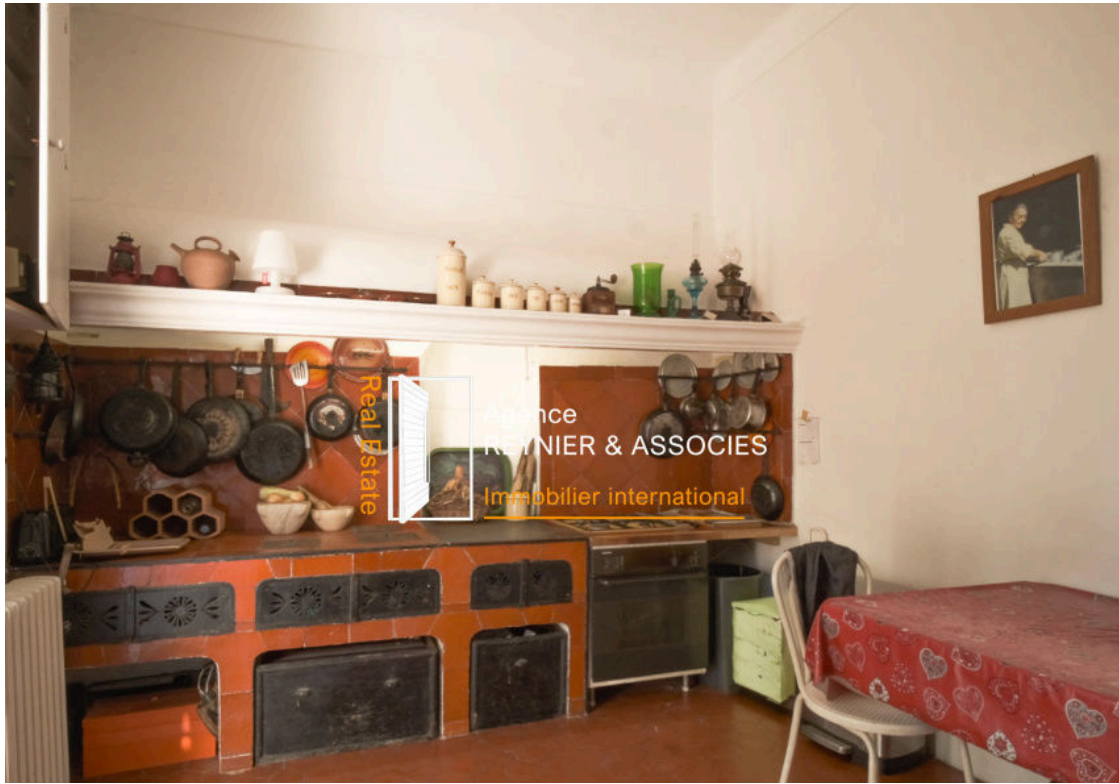


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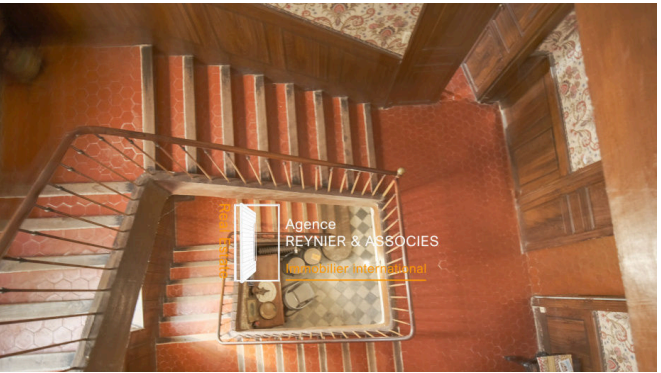
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Agence Reynier & Associés SAS Capital de 3000 € | SIRET : 90228245800014
Carte professionnelle N° CPI 8304 2021 000 000 017 délivrée par CCI du Var

Not included in the price: notary fees (registration fees). Non-contractual document established according to indications provided by the owner,
it is provided for information purposes subject to confirmation of the information by respective administrative or contractual documents, it cannot engage our liability.