



La Petite Bergerie

Villa for Sale

La Petite Bergerie located in Le Bar sur Loup in the hinterlands of the French Riviera and Côte d'Azur dates back to the 19th Century with its roots being a traditional "bergerie".

The bergerie was extended to a residential property in 1890, and has undergone a major reconstruction from 1980 to 1985. Its current state is thanks to a full renovation completed between 2004 and 2005.

La Petite Bergerie features a striking panoramic view over the Gorges du Loup, the town of Le Bar sur Loup in the foreground, the village of Gourdon, high above the Gorge, the Pic des Courmettes (1,250m) and Puy de Tourettes, as well as the Cheiron mountain chain in the background.



The Exterior

The property is located on a 5,000m² estate at the edge of the Zone Rouge (protected nature area). La Petite Bergerie is thus surrounded by nothing but green and therefore offers a safe and quiet environment.

La Petite Bergerie can be accessed via its own private driveway leading up from the remote-controlled gate. There are four dedicated parking areas on the property, with a combined space for up to ten cars. An additional spacious carport and garage allow for up to four cars to be parked under a roof.

The centre element of the exterior is undoubtedly the pool area, featuring a 60m² pool, overlooking the stunning mountain panorama, yet hidden from neighbours' sight. The pool house incorporates a small bar, a barbecue, an independent bathroom (with toilet and shower), as well as a storage room for towels, toys, and lounge chair cushions. The pool area is surrounded by palm trees, lemon trees, lavender bushes and cactuses. From the pool, you can access the property's hidden well, a remote spot within the garden, which often acts as an interesting surprise to guests and visitors.

The exterior shed houses the sauna, comfortably fitting four people. Also it is very useful for storing diverse items such as bicycles or garden equipment. Behind it, fire wood is stored and kept dry all year round.

The backyard terrace proudly exhibits a beautiful linden tree, which encompasses the summer lunch table and protects it from the sun. There is nothing more relaxing than a lunch under a blooming linden tree, covered in buzzing bumblebees. On the other side of the terrace you will find a dedicated herb garden, as well as a remotely controlled water fall.



The Interior

The villa features a spacious veranda and balcony, overlooking the stunning exterior panorama. The veranda hosts a large lunch and dinner table, a small fireplace and barbecue, as well as a lounge chair area. The adjacent French style kitchen is kept in a Provencal blue color tone, and is equipped with one fully electric cooking plate, three gas stoves, and two ovens.

The center role of the cozy living room plays the ancient open fireplace, made entirelyly of natural stone. The living room can be accessed from four ways: via the main entrance, via the master bedroom, via the second bedroom, or via the separate exit which leads to the backyard terrace (which is equally accessible via the master bedroom).

Both the master bedroom as well as the second bedroom (studio) feature their own bathroom. Natural stone elements are found throughtout the entire house. The studio above the original bergerie as well as the living room and kitchen are decorated with solid dark wood beams on the ceiling.

On the ground level (rez de chaussée), the villa incorporates two separate guest apartments with space for up to 4 guests. The apartment ("Vue Gorge") features a large bedroom, a bathroom and a kitchen, allowing the guests to be fully independent. The second and smaller apartment ("Studio Bergerie") is in fact the original "bergerie". It features an extendable couch-bed, and a bathroom.

Also on the ground level you will find the room for the villa's heating system. Accessible from a small hidden corridor is the wine cellar, which holds a constant temperature of 12°C all year round.



Le Bar sur Loup

The name of this village dates back to the Roman Empire, when it was dedicated as a Camp for Roman troops, overlooking the spectacular Gorges du Loup, the canyon of the Loup River. Pre-historic findings are evidence of ancient settlements in the area.

The medieval centre of the village with the "Château de Comte de Grasse" offers good restaurants and hotels. Various festivities are held in and around the village every year.

Beyond Le Bar sur Loup you find the extensive Plateaux des Alpes Maritimes with their picturesque villages and almost untouched nature, inviting hiking or sightseeing tours.

Places like Cannes, Antibes, the airport of Nice, and the beaches of the Mediterranean Sea are just 30 minutes away from the house. The famous Gorges du Verdon is close, and you can reach the ski resort of Gréolières les Neiges within half an hour.

Photos



Map

