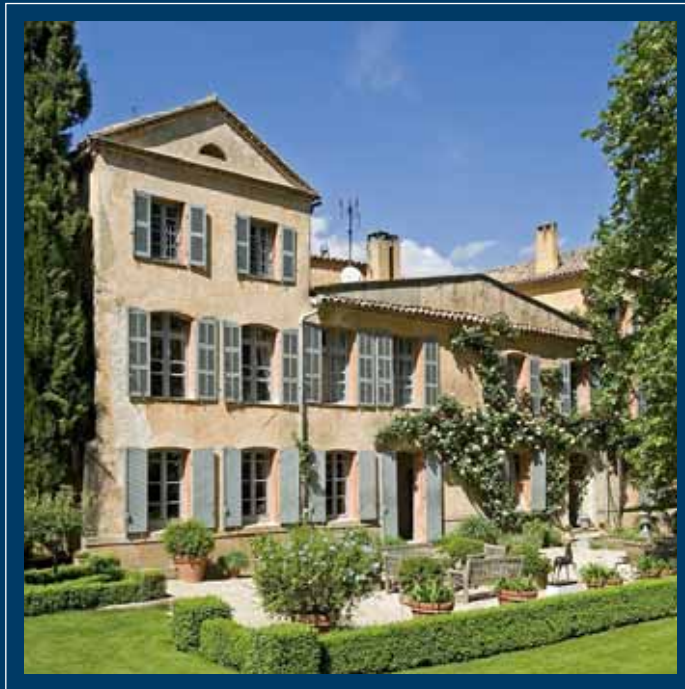


LE CANADEL



SOUTH OF FRANCE



LE CANADEL

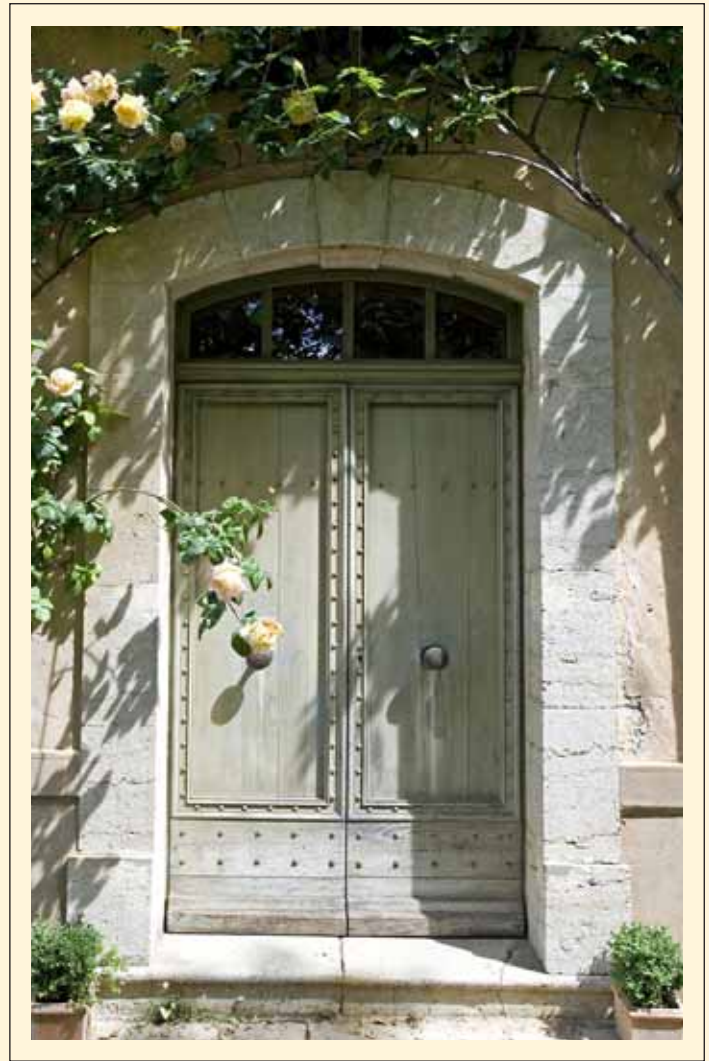


An exquisite 18th Century Provençal Bastide

- 3 principal reception rooms
- Kitchen/family dining room
- 6 bedroom suites
- Outside dining terrace
- Staff accommodation
- Outstanding landscaped gardens
- Swimming pool
- Tennis court
- Boules pitch
- Parkland
- Ornamental lake
- Vineyard
- Olive grove
- Woodland
- In all about 172 hectares

Nice airport 120 kms. Aix-en-Provence 65 kms. Aix TGV station 80 kms. Marseille airport 100 kms.
Toulon airport 75 kms. (All distances approximate)





Location

Le Canadel is situated in Provence in a very secluded and private rural setting. The charming village of Le Val is just a 10 minute drive away whilst the more commercial centre of Brignoles is also 10 minutes away, also providing easy access to the A8 motorway. The property is virtually equidistant between Marseille airport (about 100 kms) and Nice airport (about 120 kms) both within easy reach. Toulon airport is also nearby (about 75kms). Alternatively there is the private airfield of Le Castellet which is about 40 minutes away. Monaco is about 150 kms. There is excellent golf just 10 minutes away at the well known Pete Dye designed Barbaroux course.

The property is approached by a winding drive that rises up to the main house through the parkland, ponds and vines to the north of the house.





Le Canadel

Le Canadel is an enchanting estate which combines many of the sought after elements of a property in this region with an impressive principal house, beautiful formal gardens, parkland, vines, olive trees and woodland in a very private setting.

The property was extensively and imaginatively remodelled in 1993 with Bruno Lafourcade's renowned architectural and design expertise. The spacious and well laid out accommodation is arranged over 3 floors and comprises the main reception rooms and a kitchen/family dining room which all face south overlooking the formal gardens.

A wonderful dining terrace is situated under a wisteria clad pergola providing a valuable additional entertaining area during the summer months. There are 6 large double bedrooms each with en suite bathrooms and 2 of the principal guest bedroom suites have their own sitting rooms.

The restoration has maintained many of the original features to blend with the requirements of modern living using where possible locally sourced materials and craftsmen. Enjoyed as a family property it equally lends itself to formal entertaining.



Accommodation:

The accommodation briefly comprises.

Ground floor:

Entrance hall, cloakroom, sitting room, formal dining room, kitchen/family dining room and garden room. Pantry, walk-in cold room, boot room, laundry and magnificent temperature controlled vaulted wine cellar.

First floor:

Landing, master bedroom with en suite bathroom and 2 dressing rooms, principal guest bedroom suite with en suite bathroom and sitting room. 2 further guest bedroom suites. Self contained study with kitchenette and WC.

Second floor:

Second principal guest bedroom suite with en suite bathroom, sitting room and sun terrace. Further guest bedroom with en suite bathroom and further single bedroom/dressing room. Fully equipped gym.

Staff accommodation:

The staff accommodation is situated a short distance to the north of the house along with a number of outbuildings and comprises; 3 double bedrooms, one with en suite bathroom, another bathroom, a guest lavatory, kitchen/dining room and sitting room.

Outbuildings:

There are a number of outbuildings to the north of the house, including a workshop, garden store and covered storage areas for estate vehicles and machinery.











Gardens and grounds

The gardens and grounds provide a magical setting for the property and have been noted in two books; Holly Kerr Forsyth's "Gardens of Eden - Among the world's most beautiful gardens" and Louisa Jones's "Du Jardin au Paysage: 30 creations contemporaines en Provence".

Capitalising upon the wonderful mature trees, the garden is laid out to achieve both intimacy and a gentle transition to the remainder of the estate. The formal gardens flow into the mown orchards and beyond to the terraced olive groves and finally to the unspoilt woodlands. To the east is the enclosed swimming pool garden with a wide lawned area shaded by the many specimen trees. Beyond is the wide mown area of gently sloping meadow leading towards the magnificent ornamental lake and beyond to the vines, olive terraces and the woodland. A short distance to the north is the all-weather tennis court with an adjacent sitting area. A short distance above and to the west of the main house through the lavender garden is a boules pitch.

The Land

There are approximately 4.2 hectares of vines which are principally planted AOC vines (rolle/vermentina white). Currently managed by a neighbouring vineyard the grapes are used to provide the estate's own white wine bottled under its own label.

There are over 1,000 olive trees of which 100 are mature productive trees and the balance are 4 to 5 years old.

The remainder of the land comprises open fields and woodland principally the indigenous oak and pine trees.

Services

Mains electricity. Private water. Private drainage. Oil fired central heating and wood fires with an endless supply of wood from the forest. Central security system. Irrigation for the formal gardens and a high pressure fire protection system pumped from the lake.





Fish Pond/Orchard



Boules Pitch

Important notice

Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. TAX: Tax may be payable in addition to the purchase price of the property according to the national or local law applicable. Any floor areas or layout plans are for guidance only and should not be relied upon as a statement of fact. Particulars dated: June 2009. Photographs dated April/June 2009.

Knight Frank LLP is a limited liability partnership registered in England with registered number OC305934. Our registered office is 55 Baker Street, London W1U 8AN, where you may look at a list of members' names.

Fixtures and fittings

Only those items mentioned in the sale particulars are included in the sale. All other items such as the curtains, light fittings, garden ornaments etc are specifically excluded although some may be made available by separate negotiation.

Viewing

All viewings are strictly by appointment only through Knight Frank, International Department, London, Hugo Skillington Immobilier, Grimaud or Pieter Van Naeltwijck Real Estate, Monaco

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