

2 550 000 €

Contact agency

Styles

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For sale bastide

20 rooms

Surface : 860 m<sup>2</sup>

Surface of the land : 22000 m<sup>2</sup>

Year of construction : 17000

Features :

POOL, AIR CONDITIONING, fireplace,

Laundry room, Automatic gate

15 bedroom

2 bathrooms

12 show ers

14 WC

15 parkings

Energy class (dpe) : F

Emission of greenhouse gases (ges) : C

Document non contractuel



## Bastide 3545 Avignon

Set in verdant countryside just a few minutes by bike from the town centre, this superb, charming residence, whose origins date back to the 16th century, has retained all its former glory. You arrive at the entrance to the property, where century-old plane trees majestically protect vehicles from the southern sun. Visitors begin their discovery of the estate by entering the planted courtyard, home to a stone fountain, which stands in front of the main façade to show it off to best advantage. Opposite it, the parkland with its mature trees creates a charming backdrop for the main building, while its many intimate groves shelter charming outbuildings converted into independent studios (3 maisonnettes and 1 roulotte, all with en suite shower room and toilet). A guest house (living rooms and 2 or 3 bedrooms), with its own private garden, is located next to the large building, making it possible to envisage a variety of uses: guest house, caretaker's cottage, owners' cottage in the case of a commercial activity, or restaurant in the latter case. A swimming pool area is located at the far end of the grounds, while the outbuildings have yet to be converted according to the plans of the future owner. An absolutely unique place, away from the world yet so close to the centre of Avignon. DPE maison house : 208 kWh/m<sup>2</sup> et 15 kgéqC02/m<sup>2</sup>.an. DPE second house : 413 kWh/m<sup>2</sup> et 12 kgéqC02/m<sup>2</sup>.an.

