

2 700 000 €

Contact agency

Styles

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For sale house

8 rooms

Surface : 210 m<sup>2</sup>

Surface of the land : 2000 m<sup>2</sup>

Features :

POOL, AIR CONDITIONING, fireplace,  
Automatic Watering, Automatic gate

4 bedroom

1 bathroom

2 show ers

4 WC

1 garage

1 parking

Energy class (dpe) : C

Emission of greenhouse gases (ges) : A

Document non contractuel



## House 3673 Eygalières

This beautifully realized house is located just a stone's throw from the center of Eygalières, in a quiet but not isolated area. The gate opens onto a parking area with access to a closed garage, an open garage, several parking spaces and a basement cellar, ideal for storing wine. The more intimate part begins after passing through a stone archway and opens onto a lovely terrace under the plane tree and the pool area in extension, as well as a covered terrace with barbecue and amenities: shower and toilet. The house opens onto a beautiful living room: cathedral lounge with beautiful fireplace, dining area, open-plan fitted kitchen and storeroom/laundry room. The first floor continues with a room/office opening onto an intimate terrace, guest wc and then a hallway leading to a small living room/winter garden. Continuing on, a duplex designed as a small house - with independent access - comprises on the first floor a room with kitchenette, shower room and wc, and on the first floor, a bedroom with beautiful views. The first floor of the main house comprises two bedrooms, a shower room with wc, and a bathroom suite with cast-iron bathtub and wc. This floor is air-conditioned, in addition to the underfloor heating and cooling system throughout the house. Plenty of storage space, multiple possibilities: family home, vacation home and seasonal rental. A property treated like an old farmhouse with all modern conveniences and volumes... The quality materials, flowing layout and garden views reinforce this "old farmhouse" feel.

Fees and charges :

2 700 000 € fees included

