

440 000 €

Contact agency

**Nyons Immobilier**

50, Place de la libération

26110 Nyons

04 75 26 17 26 / info@nyons-immo.com

For sale mas

5 rooms

Surface : 171 m²

Surface of the living : 24 m²

Surface of the land : 5012 m²

Exposition : Sud

View : Dégagée

Hot water : Fuel

Features :

POOL, fireplace, double glazing, TERRACE, CALM

4 bedroom

1 terrace

1 bathroom

1 shower

2 WC

2 garage

2 cellars

Energy class (dpe) : F

Emission of greenhouse gases (ges) : G

Document non contractuel

03/05/2025 - Prix T.T.C



### Mas 5600 Mirabel-aux-Baronnies

In the commune of MIRABEL-AUX-BARONNIES, in a calm and natural setting Partly renovated farmhouse with a living area of approximately 171 m² set around a pleasant enclosed courtyard Ground floor : Kitchen/Dining room 24 m², Living room 23 m², Laundry room, Bathroom (bathtub), separate toilet. Former sheepfold 36 m² to finish restoring 1/2 Upper floor : Landing, Bedroom 18 m² with wood stove, 2 Bedrooms of 13 and 18 m², Attic bedroom 25 m² with access to a Terrace 23 m² a 1/2 Upper floor : Attic room 33 m² Fuel Central Heating Open garage 40 m² + Barn 80 m² Above the same surface to be fitted out (stone walls, slabs) 2 Cellars - Shower room and toilet in the courtyard 5,012 m² plot of land - Above-ground swimming pool - Beautiful unobstructed view Individual sanitation - Municipal water + Drilling

Fees and charges :

440 000 € fees included

