

## Price on request

### Contact agency

Vos agents ont du Coeur - Luxury Provence

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For sale bastide

6 rooms

Surface : 202 m<sup>2</sup>

Surface of the living : 50 m<sup>2</sup>

Surface of the land : 10000 m<sup>2</sup>

Year of construction : 1990

Exposition : Nord ouest

View : Dégagée

Hot water : Thermodynamique

Inner condition : excellent

External condition : exceptional

Couverture : tiling

### Features :

POOL, AIR CONDITIONING, double glazing, fireplace, Bedroom on ground floor, Automatic Watering, Laundry room, Automatic gate, pool house, Garden sheds

4 bedroom

2 terraces

1 bathroom

3 showers

5 WC

2 garage

9 parkings

Document non contractuel

Energy class (dpe) : B

06/02/2020 - Prix T.T.C

Emission of greenhouse gases (ges) : A



## Bastide 278 Peynier

Peynier - Stunning Provençal villa of over 200m<sup>2</sup> set on an exceptional one-hectare estate! Your agency, Luxury Provence, is proud to present this beautiful single-story Provençal bastide, fully renovated, boasting breathtaking views of the Cengle and Sainte Victoire! You enter through a hall featuring a dressing room and a WC. To the right, you'll find the eat-in kitchen; to the left, the 50m<sup>2</sup> living room. Both rooms open onto a magnificent 50m<sup>2</sup> veranda offering panoramic views of the landscaped garden and swimming pool. One wing of the house is dedicated to two suites that could very easily be converted into a one-bedroom apartment if you need a guesthouse. Another 60m<sup>2</sup> wing is reserved for the master bedroom, complete with its own private terrace tucked away from view and its independent access. There is also a fourth and final suite, perfect for a teenager! The villa is situated on an exceptional, flat, sunny, and peaceful plot of 10,000m<sup>2</sup>. To complete and perfect this property, a building permit has been filed and approved, giving you the option to expand the villa by 34m<sup>2</sup> upward. Amenities: heated pool managed via home automation, brand-new reinforced PVC liner, insert fireplace, reversible air conditioning in every room, built-in ceiling sound system, garage, double carport, fully fenced grounds, well for domestic water, canal water for outdoor use, pétanque court, automatic irrigation, new pool filtration system, fiber optic internet.

Fees and charges :

