

679 000 €

Contact agency

LUBERON VENTOUX Immobilier - Mazan

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For sale mansion

6 rooms

Surface : 220 m²

Surface of the land : 2420 m²

External condition : GOOD

Features :

Laundry room, double glazing, Bedroom on ground floor, Automatic Watering, CALM

5 bedroom

2 terraces

2 bathrooms

2 show ers

4 WC

1 parking

1 cellar

Energy class (dpe) : D

Emission of greenhouse gases (ges) : A

Document non contractuel

18/05/2024 - Prix T.T.C



Mansion 30747 Mazan

MAZAN/ 6-room villa 230 m2 with swimming pool and pool house presents this property of 230m2 on a plot of 2420m2 with trees and supplied with water from the CARPENTRAS canal. Atypical house with many advantages and large volumes On the ground floor, we enter this house via a veranda opening directly onto the entrance which leads to the large living room/dining room of over 80m2 with its fireplace. In addition to this living space, a living room offset in an arc which will be a perfect space for you to relax and for your discussions with friends. From this space, you will have access to a fitted kitchen of 15m2, air-conditioned and equipped, all with a granite worktop, an independent shower room as well as a master bedroom of over 20m2 with large storage space and its bathroom. private baths. Finally, accessible from the living room; the basement cellar which benefits from an ideal environment for storing your wines and tasting. Upstairs, a shower room as well as three bedrooms including one on the mezzanine of more than 13m2, one of 12m2 with its private shower room and access to the terrace overlooking the valley and a last of more than 11m2. All equipped with storage. Outside, a large swimming pool measuring 10.5 by 5.5 meters in reinforced PVC with a depth of 2 meters, surrounded by a terrace in non-slip material. It is decorated with a lean-to/summer kitchen with a grill area where you can enjoy our beautiful, prolonged summers in the shade. Backing onto this lean-to is the technical room with a summer lounge side facing the swimming pool as well as another shaded relaxation area. Advantages: Substantial land Minimal exterior maintenance Reinforced PVC swimming pool Water supply from the canal Quiet Proximity to the city center Master bedroom on the ground floor New equipment Sought after area View Potential rental income Good energy performance Energy consumption C: 160 kWh/m²/year Gas emissions greenhouse effect A: 5 CO2/m²/year

Fees and charges :

679 000 € fees included

