

1 400 000 €

Contact agency

Charming Houses

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For sale villa

8 rooms

Surface : 396 m<sup>2</sup>

Surface of the land : 23000 m<sup>2</sup>

Year of construction : 1867

Exposition : Sud

Inner condition : GOOD

Features :

POOL, pool house, fireplace, Laundry room, Automatic gate

8 bedroom

1 terrace

6 bathrooms

5 parkings

Emission of greenhouse gases (ges) : A

Document non contractuel



## Villa 1634 Cabannes

Les ALPILLES, SAINT REMY DE PROVENCE, and the neighboring villages offer all the charm of Provence which brings tourists by the thousands who end up settling down there permanently to savor the sweetness that our popular sector offers. Who will be the lucky owner who will be able to take the reins of this Mas dating from 1867 standing on a plot of approximately 2 hectares? Discover at the end of a path a wooded area with a space reserved for growing kiwis, a second space for the heated swimming pool offering access to relax among plane trees, flowers, shrubs, and numerous fruit trees. Will you be attracted by the swimming pool, or by the body of water hidden at the bottom of a corner of the park to place your hammock? I'm telling you about the advantages of drilling and so many more surprises to observe whether outdoors or indoors? This 396m<sup>2</sup> farmhouse invites you to discover four separate accommodations. Ideal for creating a structure to accommodate many tourists, with the possibility of developing independent housing for long-term tenants, or developing gites, rooms, or intergenerational housing, with so many possibilities. This farmhouse could obviously offer a rental yield with its eight rooms and as many bedrooms. The residential part intended for future owners who will find a thousand ideas for the creators of happiness; to offer guests a real haven of peace to spend real moments of sweetness with the song of the cicadas which will



which has a roof terrace. A room that can be used as a dressing room, or games room, library area of your choice. On this part of the house a second floor with an attic mezzanine and its clever cupboard under the roof. A third bedroom with its bathroom. A second accommodation (approximately 51m<sup>2</sup>) in the farmhouse offering a large living room with its kitchen area, fireplace, 28m<sup>2</sup>. Upstairs, a bedroom and its bathroom, totaling 25 m<sup>2</sup>. A third accommodation (approximately

144 m<sup>2</sup>), R+2 with a living room of 53m<sup>2</sup>, with its kitchen area and utility room. Upstairs a second living room of 21m<sup>2</sup> or relaxation area (games room, small lounge, reading corner), a bedroom of 15m<sup>2</sup>, its bathroom. A second bedroom of approximately 14.50m<sup>2</sup>. On the second floor a bedroom with its bathroom, for a total of approximately 20m<sup>2</sup>. A 4th bedroom of approximately 12m<sup>2</sup> + its dressing room of 4m<sup>2</sup>. A studio at the back of the farmhouse with its bedroom with its bathroom, its living room making a total of 25 m<sup>2</sup>. All the homes are grouped together in the single 396m<sup>2</sup> farmhouse. All benefit from a terrace and an individual entrance per accommodation. This superb home is bright, quiet, close to shops, nursery and primary school, bus stop nearby for older children going to college or high school, close to A7 and SNCF. Needless to say that our famous Vincent VAN GOGH, having lived part of his life in SAINT REMY DE PROVENCE, would have loved to paint this farmhouse protected from the sun by its splendid plane trees while being amazed observing its spaces on the garden side... Just one word...To live there as a family over several generations, you will find the space you need to be at home! To develop tourism, you will have enough to organize the cottages without work, everything being operational to prepare your future activity... Do you prefer to invest in year-round rentals? You will discover the precious pearl that you are looking for to carry out your projects in the town of Cabannes. &#39;Provence hides its mysteries behind its evidence&#39;, Jean GIONO could thus have defined this place to visit quickly.... Among other things: Reversible air conditioning heating, fireplace, energy performance diagnosis, very well classified &#39;C&#39;, three septic tanks. Photos of this property on request, unless you opt to discover this tastefully renovated farmhouse which will surprise you!

Fees and charges :

1 400 000 € fees included