

BARJOLS - 6-bedroom house with pool, separate guest house, on 8052 m² of preserved land, panoramic view

Price : € 630.000

Rooms : 12
Views : Greenery,
Forest, Countryside

Bedrooms : 6
Land Area : 8052m²

Bathrooms : 3
Reference ID : 1083 / 1083

Sqft : 240 m²

Type : House

Just 25 minutes from Saint-Maximin-la-Sainte-Baume, 45 minutes from Aix TGV station, and an hour from Marseille airport, this property is nestled in the heights of the picturesque village of Barjols, nicknamed the "Provençal Tivoli" for its fountains and canals. Barjols offers an authentic living environment, with its rich historical heritage, art galleries, and cultural events. Surrounded by lush green hills, it's an ideal location for nature lovers and outdoor activities. By choosing this property, you'll enjoy exceptional views and surroundings, all within easy reach of regional amenities. This house, constructed with quality materials, features geothermal underfloor heating, ensuring year-round comfort. On the ground floor, the main house comprises a master suite with shower room and toilet, an open-plan kitchen leading to the dining room, a cathedral-style living room, a laundry/utility room, a study area, a second shower room with toilet, and two bedrooms with built-in wardrobes. Upstairs, a spacious mezzanine and a fourth bedroom offer additional space. The independent apartment/cottage includes a living area with an open-plan kitchen, two bedrooms (one with a dressing room), a laundry room, and a shower room with toilet. A 45 sqm basement completes this property.

Nestled on an 8,052 sqm plot, the property boasts a generously sized swimming pool. With three-quarters of the land sloping and one-quarter flat, there's potential to develop additional flat land. Each accommodation has its own independent access and private terrace. The energy performance ratings of B and A are a real advantage, ensuring optimal energy efficiency and significant savings on utility bills. This bright property offers a sought-after sense of well-being and represents an exceptional opportunity in a preserved and high-quality environment.

Features :

Outdoor lighting	Swimming pool	Fireplace	Double glazing
	Internet	Crawl space	Barbecue
Air-conditioning			

Area`s:

1 Land	1 Stair	1 Entrance	1 Open kitchen
1 Living-room	1 Study	1 Bedroom	1 Bedroom
1 Shower room / Lavatory	1 Corridor	1 Root cellar	1 Bedroom
1 Shower room / Lavatory	1 Terrace	1 Apartment	1
1 Bedroom	1 Bedroom	1 Shower room / Lavatory	1 Laundry room
1 Terrace	1 Mezzanine	1 Bedroom	

Nearby:

Highway (25 minutes)	Town centre (4 km)	Movies (4 km)	Shops (4 km)
Day care (4 km)	Primary school (4 km)	Secondary school (4 km)	TGV station (60 minutes)
Doctor (4 km)	Supermarket (4 km)		

Energy - Conventional consumption Class : B

Energy - Conventional consumption : 71 kWh/m².year

Energy - Emissions estimate Class : A
Electricity : 1
Land Value Tax : 1.200 € / year

Energy - Emissions estimate : 2 kg éqCO₂/m².year

See more

<https://azurpavillon.com/real-estate/listing/barjols-villa-of-2-dwellings-on-10142m2-of-land-with-pool-6809880>