

# Exceptional Property in Absolute Tranquility in Barjols: 6 Bedrooms, Pool, and Rental Potential

Price : € 595.000



**Rooms :** 12

**Views :** Greenery,  
Forest, Countryside

**Bedrooms :** 6

**Land Area :** 8052m<sup>2</sup>

**Bathrooms :** 3

**Reference ID :** 1202 / 1202

**Sqft :** 240 m<sup>2</sup>

**Type :** House

Just 25 minutes from Saint-Maximin-la-Sainte-Baume, 45 minutes from the Aix-en-Provence TGV station, and an hour from Marseille airport, this property is located on the heights of the charming village of Barjols, known as the "Provençal Tivoli" for its many fountains and canals. Barjols offers an authentic lifestyle with a rich historical heritage, art galleries, and a variety of cultural events. Surrounded by green hills, it is the perfect spot for nature lovers and outdoor activities. This property consists of two independent dwellings: a main house and a separate apartment/gîte, the latter generating an attractive rental income of €24,000 during the summer months. The main house, built with high-quality materials, features geothermal underfloor heating and includes, on the ground floor, a master suite with an ensuite bathroom and toilet, an open kitchen with a dining area, a stunning cathedral-ceiling living room, a laundry room, an office space, a second bathroom with a toilet, and two bedrooms with built-in wardrobes. Upstairs, a spacious mezzanine and a fourth bedroom provide additional living space. The independent apartment/gîte offers a living area with an open kitchen, two bedrooms, one with a dressing room, a laundry room, and a bathroom with a toilet. A 45 m<sup>2</sup> basement completes the property. Set on a 8,052 m<sup>2</sup> plot, the property also boasts a large swimming pool. Approximately three-quarters of the land is sloping, while one-quarter is flat, offering opportunities for further development. Both dwellings have

independent access and private terraces. Energy ratings of B and A ensure optimal energy efficiency and significant savings on utility bills. This bright and versatile property represents a unique opportunity to combine exceptional living quality with an attractive rental income in a preserved and picturesque environment.

**Features :**

Outdoor lighting	Swimming pool	Double glazing
Internet	Barbecue	Air-conditioning
Well		

**Area`s:**

1 Land	1 Stair	1 Basement	1 Entrance
1 Eat-in 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 - Emissions estimate Class : A  
 Electricity : 1  
 Land Value Tax : 1.200 € / year

Energy - Conventional consumption : 71 kWh/m<sup>2</sup>.year  
 Energy - Emissions estimate : 2 kg éqCO<sub>2</sub>/m<sup>2</sup>.year



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