

# FOR SALE PRIVATE HAMLET IN PROVENCE RESTAURED

Price : € 1.695.000



**Rooms :** 15  
**Views :** Countryside

**Bedrooms :** 9  
**Land Area :** 6000m<sup>2</sup>

**Type :** House  
**Reference ID :** 2218 / 2218

Discover in the heart of Provence, between Salernes and Villecroze, close to shops, a rare private hamlet, restored and full of charm offering around 600m<sup>2</sup> of usable/habitable space. A few steps from the main farmhouse, you will find a nice 10x4 swimming pool with stone paved beaches with a pool house and outdoor shower.

The main farmhouse of approximately 235m<sup>2</sup> consists of an entrance with living room and kitchen, utility room, a separate toilet, a wine cellar, two bedrooms with bathrooms, another bedroom leading to a mezzanine and a little corner office with skylight. A laundry room opening onto the outside and a bedroom room.

The other mas, completely renovated. It consists of a large living room with kitchen open to the dining room. A separate toilet and 4 bedrooms, 3 of which have their own bathroom.

You will also find a bastidon of approximately 55m<sup>2</sup> with living room, kitchen, separate WC and two bedrooms each with its own bathroom.

Independently you will find a stone annex currently used as a bakery with the possibility of converting it into a home of approximately 75m<sup>2</sup>.

Numerous outbuildings such as a garage, a cellar, a technical room, a workshop complete this real estate complex. The land is hilly, approximately 6,000m<sup>2</sup>, planted with regional species and scrubland.

Contact us, a simple description does not reflect the rarity of this property!

Fees payable by the seller.

**Features :**

Fireplace	Double glazing	Internet	Bowling green
Swimming pool	Fitness	Crawl space	Barbecue
Air-conditioning			

**Area`s:**

1 Land	1 Other	1 Exercise room	1 Other
1 Other	1 Living-room	1 Kitchen	1 Lavatory
1 Bedroom	1 Bedroom	1 Lavatory	1 Garage
1 Cellar	1 Terrace	1 Barn	1 Living-room
1 Open kitchen	1 Root cellar	1 Laundry room	1
1 Eat-in kitchen	1 Living-room	1 Lavatory	1 Bedroom
1 Bedroom	1 Lavatory	1 Bedroom	1 Bedroom
1 Bedroom	1 Lavatory	1 Bedroom	1 Bedroom
1 Lavatory			

**Nearby:**

Energy - Conventional consumption Class : A  
Energy - Emissions estimate Class : A  
Land Value Tax : 2.400 € / year

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



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