

# Rare Find! Village House with Large Garden in the Heart of Barjols

Price : € 275.000



**Rooms :** 4  
**Views :** Hills

**Bedrooms :** 3  
**Land Area :** 200m<sup>2</sup>

**Bathrooms :** 1  
**Reference ID :** 1223 / 1223

**Sqft :** 98.67 m<sup>2</sup>

**Type :** House

Discover this charming village house, ideally located right in the center of Barjols, offering an exceptional living environment. A rare find on the market, it boasts a magnificent, enclosed 200 m2 garden, a true haven of peace, complete with a stone shed and

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SIRET : 752 484 360 00017 – SAS capital de 1000 €

pergola, perfect for creating your summer lounge area.

The house is situated on the second level of a small co-ownership building (with direct, ground-level access to the garden), giving you all the comfort of a garden-level home.

It features a bright living room equipped with a wood-burning stove, a functional kitchen, and three bedrooms, one of which includes a clever mezzanine. You'll also appreciate the attractive shower room and separate toilet.

Enjoy a superb south-facing view, bathing the house in light. Thanks to its good energy performance rating and double-glazed windows, you'll benefit from optimal comfort and low running costs.

#### Key Features:

Ideal location right in the center of Barjols  
Large, enclosed, and landscaped garden (stone shed, pergola)  
Ground-level access to the garden  
Living room with wood-burning stove  
3 bedrooms (one with a mezzanine)  
South-facing exposure  
Good EPC rating and double glazing  
A unique opportunity to embrace the charm of Provençal life!

#### Features :

Double glazing	Internet	Barbecue
Outdoor lighting		

#### Area`s:

1 Land	1 Living room/dining area	1 Kitchen	1 Hallway
1 Lavatory	1 Shower room	2 Cupboard	1 Bedroom
1 Bedroom	1 Bedroom	1 Mezzanine	1 Outbuilding

#### Nearby:

Town centre (50 metres)      Shops (50 metres)

Energy - Conventional consumption Class : D  
Energy - Emissions estimate Class : E  
Land Value Tax : 500 € / year

Energy - Conventional consumption : 168 kWh/m².year  
Energy - Emissions estimate : 36 kg éqCO2/m².year



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