

1 248 000 €

Buying propriété**7 rooms****Surface : 270 m²****Surface of the living : 40 m²****Surface of the land : 19500 m²****Year of construction : XVIIIème****Exposition : Sud est****View : Dégagée****Hot water : Electrique****Inner condition : good****External condition : good****Couverture : Tiling****Features :**

Pool, Stone house, Bassin traditionnel avec fontaine, Fireplace, Canal de Provence, Double Glazing, Air conditioning, Buanderie cellier, Proche centre village, Calm

5 bedrooms

1 terrace

1 bathroom

2 showers

3 WC

Energy class (dpe) : E**Emission of greenhouse gases (ges) : C**

Document non contractuel

09/05/2025 - Prix T.T.C

**Propriété 202452 Villars**

Charming Property in the heart of its 2 hectares of land. The house is surrounded by expanses of vineyards and cherry trees, as well as wooded hills, guaranteeing absolute privacy and tranquility. The privileged location also offers a panoramic view of the surrounding countryside and a typical Provençal perched village. The living area of the house amounts to 275 m² spread over two levels. The ground floor includes a vestibule, a fully equipped contemporary kitchen, a bathroom with shower and toilet, a laundry room with washing machines, a small living room with a wood stove, as well as a large living room with of a French window. There is also a very large room, currently used as an artist's studio, a storage room and a staircase leading to the first floor. The first floor houses four bedrooms, a bathroom with corner shower and corner bath, a separate toilet, as well as a bathroom with walk-in shower and toilet. A dressing room offers additional storage space. A corridor-gallery serves the entire first floor, and a large room can be converted into a master suite, with access to a private terrace through a French window. The exterior of the property includes a swimming pool, ideally accompanied by a pool house with bar and solar shower. A pond with a sculpted

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Carte transaction & Carte Gestion CPI 84012018000031670 CCI- Préfecture Vaucluse

G&T – Garanties 240 000€ CEGC PARIS - N°TVA intracommunautaire : FR 1644196989600030 - document non contractuel