

**1 490 000 €**

**Buying mas**  
**6 rooms**  
**Surface : 270 m<sup>2</sup>**

**Surface of the land : 2400 m<sup>2</sup>**  
**Year of construction : 1805**  
**Exposition : Sud**  
**View : Jardin**  
**External condition : Excellent**

**Features :**

Alarm, Utility room, Pool house,  
 Greenhouse, Outbuilding, Barbecue, Dish /  
 cable, Fireplace, Double Glazing, Pool,  
 Automatic gate, Intercom, Garden shed,  
 Automatic Watering, Laundry room

4 bedroom  
 3 bathrooms  
 4 WC  
 1 garage  
 1 cellar

**Energy class (dpe) : D**

**Emission of greenhouse gases (ges) : E**

Document non contractuel  
 27/09/2020 - Prix T.T.C



**Mas 1389 Pernes-les-Fontaines**

**OBJECT :** Superb bastide from 1805, very tastefully restored and with several outbuildings . **LOCATION :** 300 m to the village centre. **TOTAL SURFACE:** Around 450 m<sup>2</sup>, with 270 m<sup>2</sup> for habitation. **LAND:** 2 400 m<sup>2</sup>, partially landscaped, with courtyard, vegetable garden 1 000 m<sup>2</sup> and swimming-pool 10 x5 with pool-house 120 m<sup>2</sup> . **COMPOSITION :** **GROUND FLOOR :** Entrance with wardrobe and guest toilet, fitted kitchen with dining area (access to courtyard), cellar/laundry, lounge with open fireplace, living-dining room. **1st FLOOR:** Big landing, 2 big bedrooms, each with built-in closets and private bathroom. **2nd FLOOR:** Landing suite with 2 bedrooms and bathroom. **OUTBUILDINGS:** Beautiful summer kitchen (ancient silk worm building) 120 m<sup>2</sup>, garage with pool facilities and garden tool shed, heated winter garden 50 m<sup>2</sup>. **EQUIPMENT:** Visible beams, clay and cement tiles, double glazing, alarm, oil central heating, automatic gate , automatic watering system, city water, municipal sewerage. **COMMENT:** An extremely charming property. Bright and cozy, very private and quiet and at the same time very close to all facilities. Ideal family home. Close to the TGV station and airport.

**Fees and charges :**

