

**1 200 000 €**

**Buying mas**

**9 rooms**

**Surface : 370 m<sup>2</sup>**

**Surface of the living : 41 m<sup>2</sup>**

**Surface of the land : 26600 m<sup>2</sup>**

**Year of construction : 2005**

**Exposition : Sud**

**View : Dégagée**

**Hot water : Gaz**

**Inner condition : Good**

**External condition : Good**

**Couverture : Tiling**

**Features :**

Piscine 17 x 6, Pool house/studio, Alarm, Fireplace, Double Glazing, Laundry room, Calm

6 bedroom

2 bathrooms

3 showers

5 WC

8 parkings

1 cellar

Document non contractuel

05/12/2020 - Prix T.T.C



### Mas 11-2396 Mazan

**NATURE:** Very beautiful stone farmhouse, built in 2005 on old foundations, with several outbuildings on very large land, with swimming pool. **LOCATION:** In the countryside, 1.5 km from a village with all amenities. Calm. Very clear view of Mont Ventoux and the Dentelles de Montmirail. **TOTAL AREA:** Approx. 600 m<sup>2</sup> of built space, including 370 m<sup>2</sup> of living space. **LAND:** 2.6 ha flat land, with beautiful 17 x 6 swimming pool, pool house / studio, chalet / workshop, hay shelter, 2 horse boxes. **COMPOSITION:** **BASEMENT:** Voutée wine cellar 15 m<sup>2</sup> **Ground floor:** Entrance hall of 34 m<sup>2</sup>, guest wc, fitted kitchen of 65 m<sup>2</sup>, office 16 m<sup>2</sup>, with separate entrance, laundry room 24 m<sup>2</sup>, living room 41 m<sup>2</sup>, with fireplace (terrace access). **1st FLOOR:** Living room 32 m<sup>2</sup>, parental bedroom of 35 m<sup>2</sup>, with its bathroom / WC 6.5 m<sup>2</sup> and dressing room 6 m<sup>2</sup>, hallway 10 m<sup>2</sup>, wc, hallway 7.5 m<sup>2</sup>, bedroom II of 27 m<sup>2</sup>, with cupboard, bedroom III of 11.5 m<sup>2</sup>, bathroom 8.5 m<sup>2</sup>. **1/2 FLOOR:** Bedroom IV of 15 m<sup>2</sup>, with its shower room / WC. **2nd FLOOR:** Bedroom V of 43.5 m<sup>2</sup>, with sloping ceilings, shower room 3.5 m<sup>2</sup>. **Attic** 80 m<sup>2</sup>. **Pool-house / studio** 43 m<sup>2</sup>: Large room, shower room / wc. **EQUIPMENT:** Beams and exposed stones, terracotta and travertine floors, wooden joinery, double glazing, central heating, mains water and

