

**560 000 €**

**Buying villa**

**8 rooms**

**Surface : 246 m²**

**Surface of the living : 35 m²**

**Surface of the land : 7200 m²**

**Year of construction : 1970**

**Exposition : Plein sud**

**View : Dégagée et Ventoux**

**Hot water : Electrique**

**Inner condition : Excellent**

**External condition : Good**

**Couverture : Tiling**

**Amenities :**

Pool, Fireplace, Bedroom on ground floor,  
Double Glazing, Automatic Watering,  
Laundry room, Automatic gate, Calm

4 bedroom

2 terraces

2 show ers

3 WC

4 parkings

1 cellar

**Legal information**

560 000 €

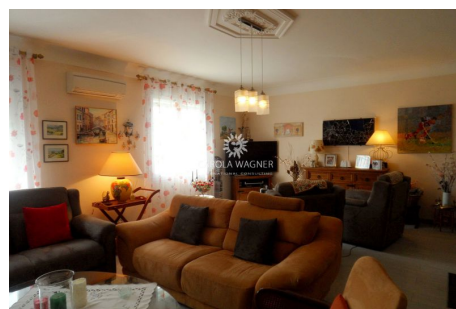
Fees paid by the owner, no current  
procedure, information on the risks to which  
this property is exposed is available on  
[georisques.gouv.fr](http://georisques.gouv.fr).



**Villa 1411 Mazan**

nature: provençal villa from 1970, completely renovated in 2006, with independent studio and many outbuildings, partly convertible. situation: in the countryside, 4 km from mazan and carpentras. beautiful view on the countryside and Mont Ventoux. total area: 410 m² built area, including 246 m² of living space. land: 7,200 m², partially landscaped, with vegetable garden, fruit trees, olive trees and truffle oaks. 9 x 4.5 swimming pool with swimming pool, wood burning oven, gazebo, fenced. composition: main house of 216 m²: ground floor: veranda 15 m², dining room 26 m², hall 6.5 m², superb kitchen 13.5 m², with dining area, living room 35 m², with godin wood stove, corridor 11 m², with cupboards, toilet with wash-stand, 3 rooms of 15 m², 11 m² and 10 m², each with cupboard, room of water / toilet, office / playroom 41 m² (independent access), buanderie 15 m², av.lavoir cellar 5 m². 1st floor: attic 140 m² under slope, convertible. studio...

Energy class (dpe) : D - Emission of greenhouse gases (ges) : B  
Document non contractuel - 07/12/2025



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