



Ref : 9423MAM

## Large 17th century farmhouse with swimming pool

Area Pont st esprit



Habitable : 490 m<sup>2</sup>



Usable : 700 m<sup>2</sup>



Land : 5 000 m<sup>2</sup>

719 000 €

**Luxurious residence for sale Vaucluse.** Old partially renovated farmhouse of about 700m<sup>2</sup>, offering a living area of 490m<sup>2</sup> on a plot of 5000m<sup>2</sup>. Ideal for a large family with independent apartments or a bed and breakfast activity. Located in the countryside, not isolated, at the edge of a wood. A few minutes from all amenities.

### IN SUMMARY

Rooms :  
Bedrooms : 10  
Bathrooms : 8

Swimming pool : yes  
Garage place : nc  
Parking space : nc  
Outbuildings : yes



Wood and Fuel



Adsl

**Advantages :** Farmhouse / mas big potential | Non-isolated countryside

### SERVICES



1st Shops : 3 mn



All shops : 5 mn



Health : 15 mn



Elementary : 5 mn

Middle School : 15 mn

High school : 15 mn



3 mn



8 mn



25 mn



80 mn

### ENERGY INFORMATION

Consommation conventionnelle 104,00 kWh/m<sup>2</sup>.an

Estimation des émissions 6,00 kg éqCO<sub>2</sub>/m<sup>2</sup>.an



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## DESCRIPTION

The main dwelling is composed as follows:

Ground floor

Living room of 44m<sup>2</sup> with reversible air conditioning

Kitchen fitted and equipped of 25m<sup>2</sup> attached cellar 15m<sup>2</sup>

1st floor

Master suite 29m<sup>2</sup> with bathroom and WC

Large room with bathroom and WC 50m<sup>2</sup>

Independent dressing room 29m<sup>2</sup>

Housing / Hosts

Independent apartment with bathroom and WC of 60m<sup>2</sup>

Independent studio exposed North of 40m<sup>2</sup> with private terrace, shower and WC

Large apartment of 70m<sup>2</sup> on 3 levels with two bedrooms, two bathrooms and WC, with South facing dedicated entrance.

Apartment : 40m<sup>2</sup> on 2 levels with 2 bathrooms, a bedroom with private terrace upstairs and terrace overlooking the garden

Bedroom with terrace bathroom WC 40m<sup>2</sup>

The outbuildings to renovate are composed as follows:

120m<sup>2</sup> barn with fireplace, that can be used as a reception room

Two rooms of 50m<sup>2</sup> on the 1st floor which can be done up

Large 40m<sup>2</sup> room on the ground floor

Garage / workshop / storage adjacent to the main house 80m<sup>2</sup>

Swimming pool 5X10m and pool house

Drilling water

Wood stove

Are you interested ?



Marie

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