



Ref : 9895MAM

## Large early 17th century residence with its caretaker's house

Area Eguilles



Habitable : 426 m<sup>2</sup>



Usable : 0 m<sup>2</sup>



Land : 6,4 Ha

3 158 000 €

**Maison de maître for sale Bouches-du-Rhône.** Master's house of approximately 360m<sup>2</sup> and caretaker's house of 66m<sup>2</sup> for a total area of 426m<sup>2</sup> located in the heart of Provence de Cézanne This property is located a few minutes from the city center and all the shops of a lively town. Access roads and highways are nearby as well as schools and high schools Close to all amenities and the town centre, this property is accessible by a private path winding through the woods. In addition, it has a large outdoor car park specially dedicated to the reception of guests. Have a plot of 6.35 ha and a private access road, beautiful walks in the hills are possible Ideal for a large family, one can also consider a gîte and bed and breakfast activity.

### IN SUMMARY

Rooms :  
Bedrooms : 6  
Bathrooms : 6

Swimming pool : yes  
Garage place : nc  
Parking space : 12  
Outbuildings : yes



Wood and Fuel



Adsl

**Advantages :** Large volumes | Large land

### SERVICES



1st Shops : 1 mn



All shops : 2 mn



Health : 5 mn



Kindergarten : 4 mn

Elementary : 4 mn

Middle School : 8 mn

High school : 8 mn



1 mn



25 mn



Nearby



1 mn



25 mn



40 mn

### ENERGY INFORMATION

Consommation conventionnelle 33,00 kWh/m<sup>2</sup>.an

Estimation des émissions 182,00 kg éqCO<sub>2</sub>/m<sup>2</sup>.an

A

B

C

D

E

F

G

A

B

C

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F

G



## Maisons & Chateaux

12 pl. A. de Solminihac - 46000 CAHORS

Tel +33 (0)5 65 35 63 32

contact@maisonsetchateaux.com

## — DESCRIPTION

Master's house

Ground floor

Entrance 8m<sup>2</sup>

Living room 37.4m<sup>2</sup>

Dining room. 19m<sup>2</sup>

Clearance 1 10m<sup>2</sup>

Technical room/boilers 16.32m<sup>2</sup>

Boiler room 16.6m<sup>2</sup>

Kitchen 18.2m<sup>2</sup>

Staircase 1m<sup>2</sup>

Landing 6.8m<sup>2</sup>

Staircase 2 1.6m<sup>2</sup>

Landing 2 5.4m<sup>2</sup>

Staircase 3 4.2m<sup>2</sup>

Level 3 12.86m<sup>2</sup>

Staircase 4 3.6m<sup>2</sup>

Landing 4 3.4m<sup>2</sup>

Staircase 5 1.35m<sup>2</sup>

1st floor

Landing 5 7.03m<sup>2</sup>

Landing 6 2.25m<sup>2</sup>

Staircase 6 2.12m<sup>2</sup>

Clearance 2.3m<sup>2</sup>

Cupboards 2.2m<sup>2</sup>

Bedroom 2 23.8m<sup>2</sup>

Bathroom 10.38m<sup>2</sup>

Clearance 2 6m<sup>2</sup>

Step 7 2.7m<sup>2</sup>

Bathroom 2 17.72m<sup>2</sup>

Bedroom 3. 23.7m<sup>2</sup>

Bedroom 4 13.3m<sup>2</sup>

West terrace 25m<sup>2</sup>

SPA room 44.45m<sup>2</sup>

Clearance 5.3m<sup>2</sup>

Shower room 1m<sup>2</sup>

WC 2.8m<sup>2</sup>

1st floor

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Master suite 46.88m<sup>2</sup>  
Shower room + WC 3.8m<sup>2</sup>

2nd Floor  
Staircase 8.2m<sup>2</sup>  
Landing 8 0.7m<sup>2</sup>  
Attics 49.35m<sup>2</sup>

3rd floor  
Staircase 9 1.1m<sup>2</sup>  
Landing 9 1.75m<sup>2</sup>  
Terrace 19.1m<sup>2</sup>  
Bedroom 5 13.7m<sup>2</sup>  
Dovecote 16.7m<sup>2</sup>

Caretaker's house  
ground floor  
Living room 20m<sup>2</sup>  
Shower room + WC 4m<sup>2</sup>  
Bedroom 1 11.45m<sup>2</sup>

1st floor  
Dressing room 8.37m<sup>2</sup>  
Veranda 17.8m<sup>2</sup>  
Kitchen 4.9m<sup>2</sup>  
South facing balconies. 2.6m<sup>2</sup>  
Cellars 66.7m<sup>2</sup>

Are you interested ?



Marie

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