

House - 140 m<sup>2</sup>

BARGEMON

**469 000 €\***

\* Agency fees will be borne entirely by the seller



## DESCRIPTION DU BIEN

Characterful 5 Bedroom provençal house on 11,098 m<sup>2</sup> of land, with a large swimming pool, a 500-meter walk from the village center, in a truly exceptional setting. THE HOUSE : The house is very charming, featuring numerous antique wooden cupboards, beautiful doors, ceilings, and details. Facing east-west. Ground floor: entrance hall, kitchen, living room with fireplace - dining room, second living room or office, 1 bedroom (12 m<sup>2</sup>) with shower room and WC. Large balcony. Ground floor: 3 bedrooms (8, 8, and 10 m<sup>2</sup>), large bathroom with WC, shower room with WC, numerous closets. Balcony. Lower ground floor: 1 separate bedroom (13 m<sup>2</sup>) with shower room and WC. Total living area = approximately 140 m<sup>2</sup>. Central gas heating. Single-glazed wooden joinery. Mains drainage, city water. Outdoors Magnificent terraced land with beautiful mountain views; a stream running through and following the grounds, a large swimming pool (approximately 50 m<sup>2</sup>), various terraces, numerous olive trees, and beautiful vegetation, not overlooked. Workshop/shed and vaulted storage room on the lower ground floor. Parking space for 5-6 cars. The sale price takes into account the following two factors: a sagging pool deck and a crack on the east facade. Information available at the agency

## LE BIEN EN DETAIL

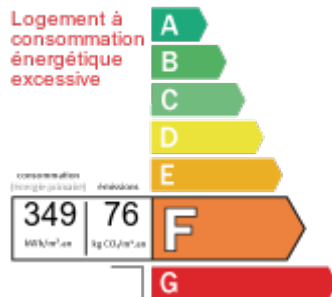
Reference : MH079  
Town : BARGEMON  
Transaction : Sales  
Type of property : House  
Price Including charges : €469 000  
Surface : 140 m<sup>2</sup>  
Land : 11098 m<sup>2</sup>

Number of rooms : 6  
Number of bedrooms : 5  
Bathroom : 1  
Shower room : 3  
Number of balcony : 2  
Heating : Propane gas

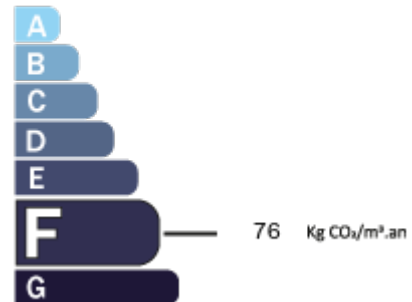


## DIAGNOSTICS DPE - GES

Energy consumption in KWh/m<sup>2</sup> / year  
Coûts annuels estimés (2025) :  
mini. 3720€ max. 5100€



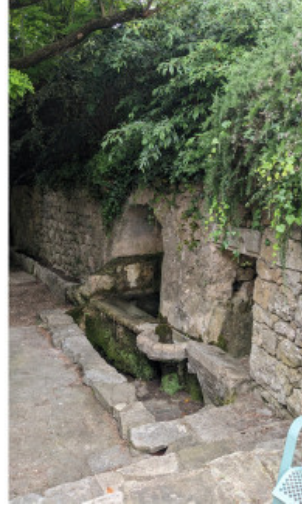
Greenhouse Gas Emissions in Kg CO<sub>2</sub><sup>2</sup> / m<sup>2</sup> / year  
\* Dont émissions de gaz à effet de serre



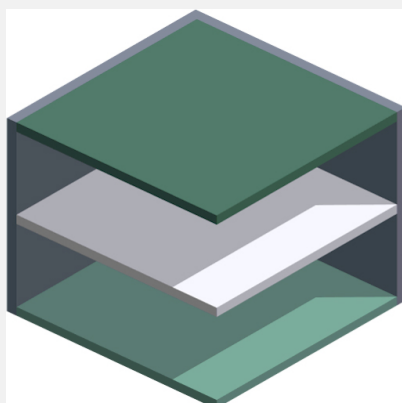
## LE BIEN EN PHOTOS











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