

440 000 €

Contact agency

Nyons Immobilier

50, Place de la libération

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For sale mas

5 rooms

Surface : 171 m<sup>2</sup>

Surface of the living : 24 m<sup>2</sup>

Surface of the land : 5012 m<sup>2</sup>

Exposition : Sud

View : Dégagée

Hot water : Fuel

Features :

POOL, fireplace, double glazing, TERRACE, CALM

4 bedroom

1 terrace

1 bathroom

1 shower

2 WC

2 garage

2 cellars

Energy class (dpe) : F

Emission of greenhouse gases (ges) : G

Document non contractuel

05/04/2025 - Prix T.T.C



## Mas 5600 Mirabel-aux-Baronnies

In the commune of MIRABEL-AUX-BARONNIES, in a calm and natural setting Partly renovated farmhouse with a living area of approximately 171 m<sup>2</sup> set around a pleasant enclosed courtyard Ground floor : Kitchen/Dining room 24 m<sup>2</sup>, Living room 23 m<sup>2</sup>, Laundry room, Bathroom (bathtub), separate toilet. Former sheepfold 36 m<sup>2</sup> to finish restoring 1/2 Upper floor : Landing, Bedroom 18 m<sup>2</sup> with wood stove, 2 Bedrooms of 13 and 18 m<sup>2</sup>, Attic bedroom 25 m<sup>2</sup> with access to a Terrace 23 m<sup>2</sup> a 1/2 Upper floor : Attic room 33 m<sup>2</sup> Fuel Central Heating Open garage 40 m<sup>2</sup> + Barn 80 m<sup>2</sup> Above the same surface to be fitted out (stone walls, slabs) 2 Cellars - Shower room and toilet in the courtyard 5,012 m<sup>2</sup> plot of land - Above-ground swimming pool - Beautiful unobstructed view Individual sanitation - Municipal water + Drilling

Fees and charges :

440 000 € fees included

