

1 915 000 €

Contact agency

Charming Houses

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For sale stone house

Surface : 140 m<sup>2</sup>

Surface of the land : 2995 m<sup>2</sup>

Year of construction : 1988

Exposition : Sud

View : Jardin

Inner condition : to modernize

External condition : GOOD

Couverture : tiling

Features :

POOL, pool house, fireplace, Bedroom on ground floor, double glazing, Automatic Watering, Laundry room, Automatic gate

5 bedroom

2 terraces

4 show ers

2 garage

3 parkings

Energy class (dpe) : C

Emission of greenhouse gases (ges) : E

Document non contractuel



## Stone house 1291 Eyragues

Located just a stone's throw from the charming village of Eyragues, this beautiful stone house, built in the 1990s, combines authenticity with modern comfort. Set on a vast 2,995 m<sup>2</sup> wooded plot, this property offers a peaceful and convenient living environment. The house features three bright bedrooms, as well as an office that can easily be converted into an additional bedroom depending on your needs. There's also a convenient laundry room and a garage for one vehicle. The welcoming living room faces south, providing beautiful natural light throughout the day. Double glazing is installed throughout the house, ensuring excellent insulation. Additionally, the house is equipped with air conditioning for your comfort, although the natural coolness of the location and the layout of the rooms guarantee a pleasant atmosphere in all seasons. Outside, you'll enjoy a superb south-facing terrace, ideal for al fresco dining or simply relaxing while admiring the garden view. The swimming pool, surrounded by a dedicated area with a fully equipped summer kitchen, is a real asset to this house, allowing you to enjoy moments of conviviality in complete tranquility. The carefully designed, independent outbuilding offers two suites with direct access to the pool, guaranteeing comfort and privacy. A gym, equipped with a shower room, can also be converted into a bedroom according to your needs. A large garage of

approximately 200 m<sup>2</sup> completes this offer, with enough space for several vehicles, meticulously crafted using high-quality property that will delight even the most opportunity to visit this magnificent home, comfort in Eyragues.

