

1 248 000 €

**Contact agency**

**Immobilière de l'Olivier**

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**For sale property**

**7 rooms**

**Surface : 270 m²**

**Surface of the living : 40 m²**

**Surface of the land : 19500 m²**

**Year of construction : XVIIIème**

**Exposition : Sud est**

**View : Dégagée**

**Hot water : Electrique**

**Inner condition : GOOD**

**External condition : GOOD**

**Couverture : tiling**

**Features :**

POOL, stone house, Bassin traditionnel avec fontaine, fireplace, Canal de Provence, double glazing, AIR CONDITIONING, Buanderie cellier, Proche centre village, CALM

5 bedroom

1 terrace

1 bathroom

2 showers

3 WC

**Energy class (dpe) : E**

**Emission of greenhouse gases (ges) : C**



**Property 202452 Villars**

Charming Property in the heart of its 2 hectares of land. The house is surrounded by expanses of vineyards and cherry trees, as well as wooded hills, guaranteeing absolute privacy and tranquility. The privileged location also offers a panoramic view of the surrounding countryside and a typical Provençal perched village. The living area of the house amounts to 275 m² spread over two levels. The ground floor includes a vestibule, a fully equipped contemporary kitchen, a bathroom with shower and toilet, a laundry room with washing machines, a small living room with a wood stove, as well as a large living room with of a French window. There is also a very large room, currently used as an artist's studio, a storage room and a staircase leading to the first floor. The first floor houses four bedrooms, a bathroom with corner shower and corner bath, a separate toilet, as well as a bathroom with walk-in shower and toilet. A dressing room offers additional storage space. A corridor-gallery serves the entire first floor, and a large room can be converted into a master suite, with access to a private terrace through a French window. The exterior of the property includes a swimming pool, ideally accompanied by a pool house with bar and solar shower. A pond with a sculpted fountain adds an aesthetic touch to the whole. Nature lovers will be able to appreciate the large secular trees that adorn the landscape. The property is supplied with water from a natural spring and a well. In addition, it benefits from the

