

2 895 000 €

**Contact agency**

**Charming Houses**

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**For sale mas**

**Surface : 505 m<sup>2</sup>**

**Surface of the living : 47 m<sup>2</sup>**

**Surface of the land : 7430 m<sup>2</sup>**

**View :** Jardin

**Inner condition :** excellent

**External condition :** exceptional

**Couverture :** tiling

**Features :**

POOL, pool house, double glazing,  
Automatic Watering, Laundry room,  
Automatic gate, CALM

7 bedroom

1 bathroom

4 show ers

5 WC

1 garage

**Energy class (dpe) :** D

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

Document non contractuel



## Mas 1289 Cavailon

Nestled in the heart of a beautifully landscaped park, this exceptional property offers a unique living environment, combining modern comfort with authentic charm. The garden, adorned with superb olive and pine trees, features a main terrace, where two century-old plane trees stand majestically. A 12x6m heated pool, clad in Bali stone, invites relaxation. A second terrace, shaded by vines, guarantees complete privacy. The main house stands out for its generous proportions and high-quality materials. On the ground floor, a beautiful dining room opens onto a spacious, fully equipped kitchen. The living room, with its stone fireplace, offers a warm atmosphere, while the lounge, with its Provençal ceiling and exposed beams, offers a refined relaxation area. An office, laundry room, and pantry complete this floor. Upstairs, the master suite features a bathroom and a dressing room. Three large double bedrooms, each with their own private shower room, offer comfort and space. A separate toilet is also located on this level. The second floor houses two spacious bedrooms and a shower room. The orangery, bathed in natural light thanks to its large wrought iron windows, is a versatile space that could easily be used as a lounge or games room. The independence of this room adds a touch of flexibility to the property. An adjoining caretaker's house, comprising a living room with open kitchen, a double bedroom and a shower room, completes this complex. Modern amenities include oil fired central



property is available on the Geonques website: [www.geonques.gouv.fr](http://www.geonques.gouv.fr). Fees payable by the seller.

Fees and charges :  
[www.twimmo.com](http://www.twimmo.com)  
2 895 000 € fees included