

Rare Find! Village House with Large Garden in the Heart of Barjols

Price : € 275.000



Rooms : 4
Views : Hills

Bedrooms : 3
Land Area : 200m²

Bathrooms : 1
Reference ID : 1223 / 1223

Sqft : 98.67 m²

Type : House

Discover this charming village house, ideally located right in the center of Barjols, offering an exceptional living environment. A rare find on the market, it boasts a magnificent, enclosed 200 m2 garden, a true haven of peace, complete with a stone shed and

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BIC : CCBPFRPPMAR
TVA intracommunautaire : FR28752484360
SIRET : 752 484 360 00017 – SAS capital de 1000 €

pergola, perfect for creating your summer lounge area.

The house is situated on the second level of a small co-ownership building (with direct, ground-level access to the garden), giving you all the comfort of a garden-level home.

It features a bright living room equipped with a wood-burning stove, a functional kitchen, and three bedrooms, one of which includes a clever mezzanine. You'll also appreciate the attractive shower room and separate toilet.

Enjoy a superb south-facing view, bathing the house in light. Thanks to its good energy performance rating and double-glazed windows, you'll benefit from optimal comfort and low running costs.

Key Features:

Ideal location right in the center of Barjols
Large, enclosed, and landscaped garden (stone shed, pergola)
Ground-level access to the garden
Living room with wood-burning stove
3 bedrooms (one with a mezzanine)
South-facing exposure
Good EPC rating and double glazing
A unique opportunity to embrace the charm of Provençal life!

Features :

Double glazing Internet Barbecue

Outdoor lighting

Area`s:

1 Land	1 Living room/dining area	1 Kitchen	1 Hallway
1 Lavatory	1 Shower room	2 Cupboard	1 Bedroom
1 Bedroom	1 Bedroom	1 Mezzanine	1 Outbuilding

Nearby:

Town centre (50 metres) Shops (50 metres)

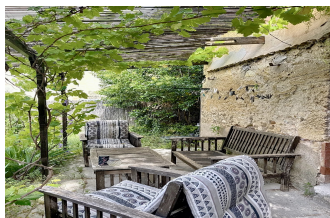
Energy - Conventional consumption Class : D

Energy - Emissions estimate Class : E

Land Value Tax : 500 € / year

Energy - Conventional consumption : 168 kWh/m².year

Energy - Emissions estimate : 36 kg éqCO2/m².year



See more

<https://www.astridsegaar-immobilier.fr/listing/rare-find-village-house-with-large-garden-in-the-heart-of-barjols-86003306>