



## Property

PUYRICARD (13)

**1 590 000 €\***

\* Agency fees to be paid by the seller



258 m<sup>2</sup>



10 pièce(s)



6 chambre(s)

## PROPERTY DESCRIPTION

In a residential area of Puyricard, here is a contemporary bastide of 258 m<sup>2</sup> on 2,500 m<sup>2</sup> of enclosed, flat landscaped grounds. Past the gate of the estate, the path opens onto a vast gravel courtyard in front of the first terrace area of the residence, adorned with a beautiful olive tree.

On the side of the house, a large awning shelters a parking lot for two vehicles.

Let's discover the house:

The vestibule serves on one side a living area and open kitchen of a total of 39m<sup>2</sup> including a pantry area; on the other, a 43 m<sup>2</sup> living room with a 15 m<sup>2</sup> mezzanine and a cathedral roof opens onto the outdoor terraces via a good-sized bay window.

The comfort of the space is ensured by a contemporary fireplace, a heated parquet floor; a Périgord stone tiling gives the character to the whole.

The sleeping areas are distributed as follows:

Adjoining the living room, we discover a bedroom suite of 26 m<sup>2</sup> with a very beautiful bathroom space of more than 8m<sup>2</sup>. Close to the living room, a second closed sleeping area serves two bedrooms with built-in cupboards and their bathroom. Upstairs, a large master suite of 25 m<sup>2</sup> has been created, therefore 11 m<sup>2</sup> of bathroom space with shower and bath; the suite opens onto a 15 m<sup>2</sup> solarium terrace overlooking the surrounding countryside. A small bedroom of 9 m<sup>2</sup> completes this level.

On the south side and the garden, a 32 m<sup>2</sup> covered terrace and a 50 m<sup>2</sup> travertine solarium area face a wooded park and a swimming pool. A lean-to, workshop area occupies the bottom of the land; there is possibility of extension to make a nice pool house at the back of the swimming pool.

In addition to these volumes, there is an independent apartment of almost 60 m<sup>2</sup>: a living room of 30 m<sup>2</sup> with glass-effect bay window, equipped with a contemporary wood stove, a closed fitted kitchen of 7 m<sup>2</sup>, and a bathroom of 6.50m<sup>2</sup>. A mezzanine bedroom of 14 m<sup>2</sup> completes the set.

Lots of character and great appointments in this totally peaceful bastide. 6 km from the center of Aix en Provence, a few minutes from the main roads and 10 minutes on foot from the private college of La Chesneraie, here is a rare property that I would be happy to show you soon. Contact me ! Sylvie Grunder. Les honoraires sont à la charge du vendeur.

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www. georisques. gouv. fr](http://www.georisques.gouv.fr).

**\*\* ENGLISH SPEAKERS:** please note that CapiFrance has an international department that can help with translations. To see our range of 20,000 properties for sale in France, please visit our CapiFrance website directly. We look forward to finding your dream home!



**Sylvie GRUNDER**

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LE BIEN EN IMAGES





## DETAILS

### COMPOSITION

Number of rooms .....	10
Number of bedrooms .....	6
Number of bathrooms .....	1
Toilets count .....	4
Washrooms .....	4

### GENERAL

Reference .....	824199
Property type .....	Property

### DPE/GES

DPE .....	121
GES .....	12

### SURFACES

Living space .....	258 m²
Living room surface .....	63 m²
Land surface .....	2500 m²

### APPENDIX

Parking .....	extérieur
Parking space .....	7
Cellar .....	1
Videophone .....	Non

### SERVICES

Air conditioning .....	Yes
Heater .....	climatisation réversible
Heater .....	fuel
Kitchen .....	aménagée



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SAS au capital de 100.000 euros

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