

2 890 000 €

**Buying house**

**Surface : 310 m²**

**Surface of the land : 991 m²**

**Exposition : Ouest**

**View : Jardin**

**Features :**

Pool, Climatisation, Fireplace, Double Glazing, Automatic Watering, Laundry room, Automatic gate

6 bedrooms

2 terraces

6 showers

7 WC

3 parkings

1 cellar

**Energy class (dpe) : B**

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

Document non contractuel

09/05/2025 - Prix T.T.C



**House 3744 Maussane-les-Alpilles**

This magnificent 19th-century barn, fully renovated in 2016 using quality materials and recently refreshed in spring 2024, is now available on the market. Nestled in the heart of a verdant haven of peace, the property represents a true real estate gem, located in one of Maussane-les-Alpilles' most sought-after neighborhoods, offering total privacy with no overlooking. Comprising two buildings with a total surface area of 329 m², this residence is less than 5 minutes' walk from the Place de Maussane, with its restaurants and shops open all year round. Nature lovers will be delighted by its proximity to the crest trails of the Massif des Alpilles, offering breathtaking views of the town of Les Baux de Provence and the surrounding area. What's more, it's ideally located less than 3 minutes from the Golf de Manville des Baux. In perfect harmony with its surroundings, this property boasts an architecture combining authenticity and refinement, while offering all modern comforts. Mainly south- and west-facing, the large windows of the 4-bedroom, 4-bathroom barn open onto a picturesque garden and a swimming pool (equipped with a heat pump and an immersed curtain). The 110 m² annex, spread over two levels with a bathroom on each floor, offers infinite possibilities for conversion, whether as a workshop, office or reception area for family and friends. What's more, the plot has ample parking with a carport for up to 3 vehicles, providing additional convenience. A rare property, not to be missed! A top-quality, air-conditioned and secure development, easy to live in and maintain, lock and go and more than rare in such a central location. Secondary house EPD: 132 kWh/m²/year and 5 kg CO2/m²/year

