

[Click to view MFH-VAU62216](#)

## 3 bed House for sale in Vaucluse area of Provence

**Mazan , Vaucluse , Provence-Alpes-Cote-d'Azur**



**€655,000**

inc. of agency fees

**3 Beds      198 sqm      0.11 ha**

Truly unique in the area: a pretty Provencal farmhouse completely renovated in 2020 and located near the village of Mazan with a 1091 m2 garden. Come and put your suitcases down and enjoy the Provençal...

### At a Glance

**Reference** MFH-VAU62216  
**Bed** 3  
**Land** 0.11 ha

**Near to** Mazan  
**Pool** No

**Price** €655,000  
**Hab.Space** 198 sqm  
**Land Tax** N/A

### Property Description

Truly unique in the area: a pretty Provencal farmhouse completely renovated in 2020 and located near the village of Mazan with a 1091 m2 garden. Come and put your suitcases down and enjoy the Provençal sun in the pleasant natural shade of an amber tree in the garden. This residence was built more than 100 years ago and now offers 200 m2 of living space, fully restored with taste & respect for authentic, quality materials.

The renovation includes the roof, electricity, plumbing, pvc double glazing carpentry, kitchen and bathrooms, partitions, insulation, ... The ground floor: Its beautiful front door welcomes you into a corridor which takes you to the right in the large living room and to the left in the dining room. The fitted kitchen is en suite with a separate kitchen-pantry for practicality & storage. This gives access to the vaulted cellar to keep good bottles of wine at a constant temperature. On the 1st floor, the spacious corridor serves the three suites (30, 28 and 25 m2) each with its private bathroom. The small greenhouse on the left wing takes you to the 65 m2 double garage and the large 115 m2 awning, its relaxation area with a spa / jacuzzi (2.25 x 4 m) then the tree-lined garden and its bowling green. . Everything is in place to spend pleasant moments with family or friends. Want even more space? The floor above the garage and the second floor offer more than 150 m2 of convertible space. The openings and windows are already there as well as the floor tile. The farmhouse is equipped with an air conditioning system (ductable & reversible) on the first floor and radiant panels on the ground floor. The whole property is very neat and well maintained, it will seduce you with its layout, its brightness and its spaces without forgetting its real pluses such as automatic and drip irrigation of the garden, a well, an alarm system, home automation, the automatic gate and the fiber. It can accommodate a family in main or secondary residence. Its configuration also lends itself perfectly to high-end seasonal tourist accommodation. Shops and amenities nearby, as well as schools (kindergarten to college). Do not hesitate to contact us: 0662262530 - Mrs. Hilde Daelemans - Sales agent Expertimo - 223 route de Carpentras, 84410 BEDOIN. RSAC 521 073 502 Avignon, fees charged to the seller.

Summary

Property type:	House
Bedrooms:	3
Price	€655,000

Key Information

Year Built:	1900
Internal Area:	198 sqm
Land Area:	0.11 ha

Location: Provence-Alpes-Cote-d'Azur



## Gallery











As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail Yorkshire Post FRENCH PROPERTY NEWS

Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

## Contact us on:

**0845 123 5885** (UK only local rate ) / **+44 (0) 113 216 4066**,  
or email us at **bonjour@my-french-house.com**.

To see more great properties like this one, visit our daily updated website at **www.my-french-house.com**.

## Buying French Property Just Got Easier...

The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

## Testimonials

my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

**C. BAUER – Sunday Times**

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

**S. and L. BROWN**

great service  
fast transfers

send money abroad 24/7

excellent rates

Disclaimer: All properties and services on our website are based on information supplied by our agents, private individuals and other third parties. They are believed to be correct when entered into our systems and at the date this page is printed. Copyright ©2004-2024 my-french-house.com All Rights Reserved