

€ 990 000

**Buying maison de maître**

**11 rooms**

**Surface : 306 m<sup>2</sup>**

**Surface of the land : 4669 m<sup>2</sup>**

**Exposition : Sud**

**View : Jardin**

**Inner condition : Arafraîchir**

**External condition : good**

**Amenities :**

pool, pool house, fireplace, Laundry room, Automatic gate

6 bedroom

4 terraces

2 bathrooms

2 showers

5 WC

2 garages

2 cellars

**Energy class (dpe) : C**

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

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16/02/2025 - Prix T.T.C



### Maison de maître Flayosc

Superb property with two separate entrances, consisting of a 241m<sup>2</sup> mansion and a 65m<sup>2</sup> T3 outbuilding, in a wooded and fully fenced park of 4669m<sup>2</sup> within walking distance of the village. The mansion consists, on the ground floor, of an entrance hall leading to a living room with fireplace, a 53m<sup>2</sup> library, a 20m<sup>2</sup> kitchen, a 18m<sup>2</sup> dining room and a 28m<sup>2</sup> reception room. On the first floor, you will have the pleasure of discovering two master bedrooms, one with a shower room and the other with a bathroom, three other bedrooms, one with a shower room and one with a bathroom, separate WC. On the second floor, there is an office of approximately 15m<sup>2</sup>. An attic of approximately 42m<sup>2</sup> can be partially converted. In the basement, a cellar. The fully renovated T3 villa consists of, on the ground floor, an entrance hall, a living room and a kitchen with dining room. Upstairs and accessible by a wooden staircase, two bedrooms and a separate toilet. Attached to the villa, a garage of approximately 40m<sup>2</sup>, in the basement, a laundry room and a cellar each with independent access. The exteriors offer an old greenhouse converted into a 21m<sup>2</sup> pool house, a covered summer kitchen, a 12x3.5 pond connected to the irrigation channel and a 10x5m masonry swimming pool. This



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