



# IMMO FRANCE SUD

€ 630 000

## Buying maison de caractère

5 rooms

Surface : 245 m<sup>2</sup>

Surface of the land : 560 m<sup>2</sup>

Year of construction : 1800

Exposition : Sud ouest

View : Jardin

Hot water : Electrique

Inner condition : good

External condition : good

Couverture : tiles

### Amenities :

quiet, pool, fireplace, Bedroom on ground floor, double glazing, Laundry room

2 bedroom

3 terraces

2 showers

3 WC

2 cellars

Energy class (dpe) : D

Emission of greenhouse gases (ges) : D

### Legal information

630 000 €

Fees paid by the owner, no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr).

17/06/2025 - Prix T.T.C



## Maison de caractère Entrecasteaux

In the heart of the picturesque village of Entrecasteaux, this magnificent 18th-century oil mill has been carefully restored, combining old-world charm with the finest contemporary comforts. Hidden from view, behind typical Provençal walls, the property opens onto a private terrace with a swimming pool, a true haven of peace for sunny days. The living spaces, spread over two levels, have been elegantly renovated. Custom-designed storage units maximize the space while enhancing the aesthetics of the space. The light-filled living room offers a warm ambiance with its fireplace and unobstructed views of the garden and terrace. The bright dining room flows seamlessly into an open kitchen, ideal for entertaining. Two elegant bedrooms, a bathroom, and a powder room complete this level. On the garden level, an additional room can be converted into a guest bedroom or creative space. A rare feature, the two original former oil mills—each approximately 57 m<sup>2</sup>—frame the lower level. One has been tastefully transformed into a unique reception space, the other currently serves as a storage room. The current owners regularly host classical music concerts there, welcoming up to 85 guests. With a separate entrance, this unique venue offers great potential: an art gallery, workshop, reception hall, or even an intimate restaurant. Outside, a private path leads to a 560 m<sup>2</sup> terraced garden, which slopes gently down to the banks of the Bresque, with direct access to the river—an enchanting natural setting. A pétanque



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