

699 000 €

**Buying bastide**  
7 rooms  
Surface : 193 m<sup>2</sup>

Surface of the living : 40 m<sup>2</sup>  
Surface of the land : 1600 m<sup>2</sup>  
Year of construction : 1840  
Exposition : Sud  
Inner condition : excellent  
External condition : good  
Couverture : tiles

**Amenities :**

double glazing, Bedroom on ground floor, pool, portail automatique

5 bedroom  
1 bathroom  
2 showers  
3 WC  
2 garages  
1 cellar

**Energy class (dpe) : E**  
**Emission of greenhouse gases (ges) : D**

Document non contractuel  
27/07/2024 - Prix T.T.C



**Bastide Ref. : 793V1888M Mimet**

13105 - Mimet - Your agency invites you to discover this magnificent bastide with its exposed stones, built on a plot of approx. 1,600 m<sup>2</sup> + an adjoining plot of approx. 600 m<sup>2</sup> (parking). This old body of farm completely renovated with taste offers 4 bedrooms including a suite with shower room and large walk-in dressing room. A pretty cathedral living/dining room with open kitchen opens onto a huge travertine terrace with swimming pool, sheltered garden furniture and summer kitchen. You also have a completely independent T2 with veranda, terrace and garden. In addition: double garage of 56 m<sup>2</sup> with mezzanine converted into a TV area, large cellar and a storage annex. Other services: wood stove, solar panels, well connected to two water tanks with pump to maintain the exterior, pétanque court. You will be seduced by the authenticity, the charm of the stone and the quality renovations. No work needed. This sheet is extracted from the AMEPI file of which the agency is a member. The agency is thus authorized to exercise its activity in conjunction with the agency holding the mandate, at no additional cost to the purchaser. "Information on the risks to which this property is exposed is available on the Georisques website: [www.georisques.gouv.fr](http://www.georisques.gouv.fr)".



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Visite réalisée en accord et parfaite connaissance des parties pendant la période du Covid-19 et dégage de toutes responsabilités l'agence sus nommée et ses collaborateurs. (Gel et masque)