

735 000 €

For sale mas

6 rooms

Surface : 120 m<sup>2</sup>

Surface of the land : 1225 m<sup>2</sup>

Exposition : Sud

View : Aperçu Collines Jardin

Hot water : Individuelle

Inner condition : À rénover



### Mas 2228 Maussane-les-Alpilles

Ideally located just a few minutes' walk from the center of Maussane-les-Alpilles, our real estate agency is pleased to present this authentic village farmhouse, offering an exceptional living environment that blends village life with the surrounding natural beauty. The property consists of: A main section in need of renovation, retaining all the charm of the past: exposed stone, beams, and cement tiles on the floor... An adjoining outbuilding converted into a guesthouse of approximately 40 m<sup>2</sup>, ideal for entertaining or as a rental property. You will also enjoy a wooded lot suitable for construction and a swimming pool—a very rare find in the area. It is located right next to the renowned Manville Golf Course, as well as the surrounding hills perfect for walks and outdoor activities. This property with high potential is located in a Zone Ud of the local urban plan (PLU), allowing for up to 50% floor area ratio, making it ideal for a primary...

#### Legal information

735 000 € fees included

5,00% VAT of fees paid by the buyer (700 000 € without fees), no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr).

Energy class (dpe) : D - Emission of greenhouse gases (ges) : B  
Document non contractuel - 09/05/2026



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