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Technical Sheet > Property in the Luberon > 3.480.000 euro

https://www.immobilier-en-luberon.fr/property-in-the-luberon-1056



Agency mandate number : 601

Amount of the property : 3.480.000,00 euro (Agency fees at the expense of the Seller)
(An average of 8% of notary fees will be added in supplement)

Region(s) : Apt et environs
Availability : Available for sale
Negotiable price ? non
Property tax : 7 euro
Annual charges (gas, water, electricity, ...) : x

1/ Housing

Construction Date : 18 Ã©me
General condition : to restore
Orientation : south
Living space : 600 m²
Number of levels : 2
Number of rooms : 25
Main room : 40 mÂ²
Type of Kitchen : equipped kitchen
Number of bedrooms : 15
Number of bathrooms : 1
Number of shower rooms : 6
Number of toilets : 7
Storage room : 2
Basement : x
Cellar : 2
Attic : x
Garage : yes
Parking : yes
Type of heating : centralized pellet boiler
State of electricity, plumbing : good
Type of windows : single glazing
Drainage : City sewer
Possibility expansion : yes
Energy balance (class) : Classe D : De 181 à 250 kWh/m²/an et de 30 à 50 kg CO2/m²/an
Energy balance (value) : 217
Greenhouse gas balance (class) : B 6 - 10
Greenhouse gas balance (value) : 6
Details, Strengths, other benefits : Very large living area, ideal seasonal rental or event organization, mansion, 200 mÂ² hangar.

2/ Garden

Area : 300000 m²
Terrace : 3
Covered terrace : x
Outdoor kitchen : x
Swimming pool : x
Pool House : x
Tennis : x
Well : x
Details, Strengths, other benefits : beautiful view, 28 ha of agricultural land in one piece consists of 13.5 ha of vines in production, 5 ha of orchards in production (almond trees, olive trees, apricot trees, apple trees, pear trees, sour cherries) and 9 ha of cereal land, irrigation by ch

3/ Photos



For sale rare and magnificent Estate in the Luberon consisting of an 18th century bastide located in the heart of a wooded park of 2ha and 28ha of cultivated agricultural land. The Domaine is located 5 km from the town center of APT and about 3 km from two pretty villages. The Bastide with a surface area of ??around 800 mÂ² is made up of 5 adjoining but independent accommodation: - a mansion with an area of ??435

mÂ² overlooking the park and currently divided into a house of 235 mÂ² and a house of 200 mÂ² - a house of 255 mÂ² with enclosed patio - a house of 87 mÂ² with independent terrace - a house of 85 mÂ² with independent terrace It is possible to unite the house of 235 mÂ² and that of 200 mÂ² in order to restore the mansion to its original entity. Currently the other 3 houses are operated as gites generating rental income. A 200 mÂ² shed adjoins the Bastide. The 28 ha of agricultural land in one piece consist of 13.5 ha of vines in production (vinification at the Cave de Sylla currently), 5 ha of orchards in production (almond trees, olive trees, apricot trees, apple trees, pear trees, sour cherries) and 9ha of cereal land. The destinations of this property are multiple: place of life, agricultural estate, rental of cottages, organization of events .... (Acquisition of the bastide and the park independently of the agricultural land possible)

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