



[www.immobilier-en-luberon.fr](http://www.immobilier-en-luberon.fr)

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**Technical Sheet > Authentic Provencal farmhouse > 640.000 euro**

<https://www.immobilier-en-luberon.fr/authentic-provencal-farmhouse-1070>



Agency mandate number : 2852

**Amount of the property** : 640.000,00 euro (Agency fees at the expense of the Seller)  
(An average of 8% of notary fees will be added in supplement)

Region(s) : **Gargas et environs**

Availability : **Available for sale**

Negotiable price ? **non**

Property tax : **1600 euro**

Annual charges (gas, water, electricity, ...) : **X**

## **1/ Housing**

Construction Date : **18ème siècle**

General condition : **good**

Orientation : **south**

Living space : **267 m<sup>2</sup>**

Number of levels : **2**

Number of rooms : **10**

Main room : **60 m<sup>2</sup>**

Type of Kitchen : **equipped kitchen**

Number of bedrooms : **7**

Number of bathrooms : **1**

Number of shower rooms : **2**

Number of toilets : **4**

Storage room : **1**

Basement : **X**

Cellar : **1**

Attic : **X**

Garage : **2**

Parking : **yes**

Type of heating : **Oil central heating, fireplace and electric**

State of electricity, plumbing : **good**

Type of windows : **double glazing**

Drainage : **City sewer**

Possibility expansion : **yes**

Energy balance (class) : **Virgin**

Greenhouse gas balance (class) : **Virgin**

Details, Strengths, other benefits : **House divided into 3 apartments, possibility of fitting out two more gites, two large living rooms, two fireplaces, cellar.**



## 2/ Garden

Area : 1460 m<sup>2</sup>

Terrace : 2

Covered terrace : X

Outdoor kitchen : yes

Swimming pool : yes

Pool House : yes

Tennis : X

Well : yes

Details, Strengths, other benefits : Pretty wooded grounds, swimming pool, outdoor kitchen, garage, workshop and well.

## 3/ Photos



Authentic Provencal farmhouse located a few kilometers from the villages of Gargas and Roussillon, with 267 m<sup>2</sup> of living space with outbuildings, and divided into 3 accommodations : a main house of 157 m<sup>2</sup> with its large living room of 50 m<sup>2</sup> and open kitchen of 30 m<sup>2</sup>, 3 bedrooms , 1 bathroom with shower and bath, 1 toilet and 1 pantry, a 22 m<sup>2</sup> studio with separate entrance and bathroom, and an 89 m<sup>2</sup> apartment, consisting of a 23 m<sup>2</sup> living room with fireplace, a fitted kitchen of 11 m<sup>2</sup>, 3 bedrooms, 2 bathrooms and two toilets. The outbuildings consist of a 23 m<sup>2</sup> workshop

and a large 71 m<sup>2</sup> garage. All on a beautifully wooded plot of 1,460 m<sup>2</sup> with swimming pool, summer kitchen and outdoor toilets. A property for a rental investment or for a large family home !

## **Votre Agence Immobilière en Provence**

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