

# www.immobilier-en-luberon.fr Edith Saulnier

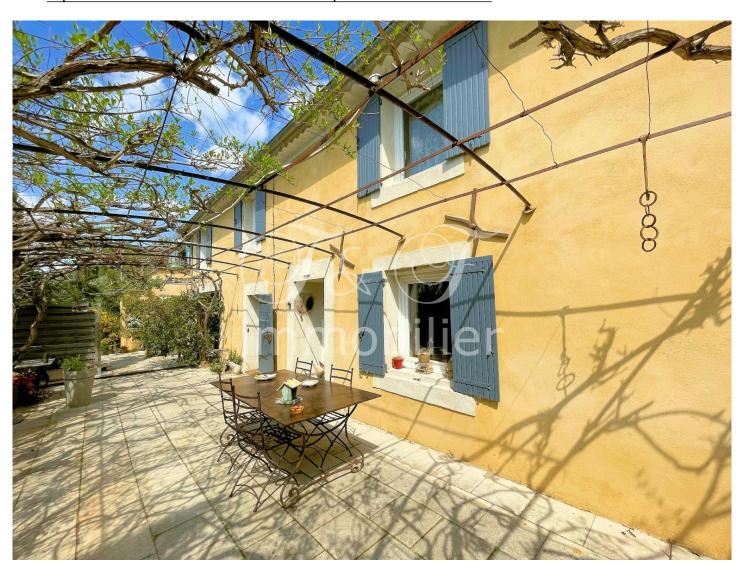
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#### **Technical Sheet > Authentic Provencal farmhouse > 640.000 euro**

 $\underline{https://www.immobilier-en-luberon.fr/authentic-provencal-farmhouse-1070}$ 



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:  $267 \text{ m}^2$  Number of levels: 2 Number of rooms: 10 Main room:  $60 \text{ m}^2$ 

Type of Kitchen: equipped kitchen

 $\label{eq:Number of bedrooms:7} Number of bathrooms: 1 \\ Number of shower rooms: 2$ 

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

 $Area: 1460\ m^{2}$ 

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 m² of living space with outbuildings, and divided into 3 accommodations: a main house of 157 m² with its large living room of 50 m² and open kitchen of 30 m², 3 bedrooms, 1 bathroom with shower and bath, 1 toilet and 1 pantry, a 22 m² studio with separate entrance and bathroom, and an 89 m² apartment, consisting of a 23 m² living room with fireplace, a a fitted kitchen of 11 m², 3 bedrooms, 2 bathrooms and two toilets. The outbuildings consist of a 23 m² workshop

and a large 71 m² garage. All on a beautifully wooded plot of 1,460 m² with swimming pool, summer kitchen and outdoor toilets. A property for a rental investment or for a large family home!

## Votre Agencence Immobilière en Provence

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