



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

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**Technical Sheet > Country house to renovate > 325.000 euro**

<https://www.immobilier-en-luberon.fr/country-house-to-renovate-1072>



Agency mandate number : 2855

**Amount of agency fees :** N/C

**Amount of the property :** 325.000,00 euro

(An average of 8% of notary fees will be added in supplement)

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

Availability : **Available for sale**

Negotiable price ? **oui**

Property tax : **700 euro**

Annual charges (gas, water, electricity, ...) : **N/P**

## **1/ Housing**

Construction Date : **1950**

General condition : **To renovate**

Orientation : **South**

Living space : **80 m<sup>2</sup>**

Number of levels : **2**

Number of rooms : **3**

Main room : **20 m<sup>2</sup>**

Type of Kitchen : **Closed**

Number of bedrooms : **2**

Number of bathrooms : **x**

Number of shower rooms : **1**

Number of toilets : **1**

Storage room : **No**

Basement : **No**

Cellar : **No**

Attic : **No**

Garage : **Yes 20 m<sup>2</sup>**

Parking : **Large parking**

Type of heating : **Oil central heating**

State of electricity, plumbing : **to review**

Type of windows : **Simple glazing**

Drainage : **Septic tank to redo**

Possibility expansion : **Yes**

Energy balance (class) : **Virgin**

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

Details, Strengths, other benefits : **Semi-detached garage with living room (20 to 40 m<sup>2</sup>).**

**Extension possible up to 150 m<sup>2</sup> of floor area.**

## 2/ Garden

Area : 18150 m<sup>2</sup>

Terrace : Yes

Covered terrace : No

Outdoor kitchen : No

Swimming pool : No

Pool House : No

Tennis : No

Well : No

Details, Strengths, other benefits : Swimming pool and poolhouse possible (authorizations granted). Large and beautiful land

## 3/ Photos



At 5 minutes from Apt in the Luberon. Country house with 80 m<sup>2</sup> of living space (veranda, living room, kitchen, 2 bedrooms, bathroom) on 2 levels with adjoining 20 m<sup>2</sup> garage. Magnificent field of approximately 2 hectares composed of land and woods. Superb views. Extension up to 150 m<sup>2</sup> floor area, swimming pool with poolhouse, possible. Planning certificate, plans and architect's project available.

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