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Technical Sheet > Authentic farmhouse facing the Luberon > 680.000 euro

<https://www.immobilier-en-luberon.fr/authentic-farmhouse-facing-the-luberon-1097>



Agency mandate number : 2893

Amount of the property : 680.000,00 euro (Agency fees at the expense of the Seller)
(An average of 8% of notary fees will be added in supplement)

Region(s) : **St Martin de Castillon et environs**

Availability : **Available for sale**

Negotiable price ? **oui**

Property tax : **1050 euro**

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

1/ Housing

Construction Date : **18ème siècle**

General condition : **Refreshment work**

Orientation : **South**

Living space : **330 m²**

Number of levels : **2**

Number of rooms : **10**

Main room : **80 m²**

Type of Kitchen : **Closed**

Number of bedrooms : **6**

Number of bathrooms : **1**

Number of shower rooms : **2**

Number of toilets : **3**

Storage room : **Yes**

Basement : **No**

Cellar : **Yes**

Attic : **No**

Garage : **Yes**

Parking : **Yes**

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

State of electricity, plumbing : **ok**

Type of windows : **Simple glazing**

Drainage : **Septic tank to redo**

Possibility expansion : **Yes**

Energy balance (class) : **Classe G : Supérieure à 420 kWh/m²/an et plus de 100 kg CO2/m²/an**

Energy balance (value) : **406**

Greenhouse gas balance (class) : **G 81 - 110**

Greenhouse gas balance (value) : **121**

Details, Strengths, other benefits : **Inner courtyard, ... a lot of charm, authenticity**

2/ Garden

Area : 12500 m²

Terrace : Yes

Covered terrace : Yes

Outdoor kitchen : No

Swimming pool : Possible up to 80 m²

Pool House : No

Tennis : No

Well : No

Details, Strengths, other benefits : Very nice land, nice view

3/ Photos



In the Viens area, a medieval village in the Luberon. Magnificent and authentic 18th century farmhouse, with more than 330 m² of living space. Charming Provencal stone farmhouse with an interior courtyard, comprising more than 10 rooms (6 bedrooms, living room of 80 m² with fireplace, ...) and more than 80 m² of outbuildings (workshop, cellar, garage). A major restoration was carried out in the 70s and 80s, this farmhouse now needs to be "refreshed". This superb mas is located on 1.25 hectares of land and woods. A rare Provencal architectural set !

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