



www.immobilier-en-luberon.fr

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Technical Sheet > Mas mit Nebengebäuden > 1.206.400 euro

<https://www.immobilier-en-luberon.fr/mas-mit-nebengebäuden-1230>



Agency mandate number : 3052

Amount of agency fees : N/C

Amount of the property : 1.206.400,00 euro

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

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

Availability : **free**

Negotiable price ? **non**

Property tax : **N/P**

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

1/ Housing

Construction Date : **X**

General condition : **good condition**

Orientation : **south**

Living space : **240 m²**

Number of levels : **2**

Number of rooms : **14**

Main room : **living room with fireplace**

Type of Kitchen : **equipped**

Number of bedrooms : **8**

Number of bathrooms : **X**

Number of shower rooms : **4**

Number of toilets : **4**

Storage room : **X**

Basement : **X**

Cellar : **X**

Attic : **1**

Garage : **X**

Parking : **10**

Type of heating : **electric**

State of electricity, plumbing : **good condition**

Type of windows : **new aluminum joinery, double glazing,**

Drainage : **all to the sewer**

Possibility expansion : **yes**

Energy balance (class) : **Classe C : De 111 à 180 kWh/m²/an et de 11 à 30 kg CO₂/m²/an**

Energy balance (value) : **120**

Greenhouse gas balance (class) : **A < 5**

Greenhouse gas balance (value) : **3**

Details, Strengths, other benefits : **pace, authenticity, beautiful location, swimming pool, beautiful garden**

2/ Garden

Area : 2310 m²

Terrace : 4

Covered terrace : X

Outdoor kitchen : X

Swimming pool : 1

Pool House : 1

Tennis : X

Well : 1

Details, Strengths, other benefits : Space, authenticity, beautiful location, swimming pool, beautiful garden

3/ Photos



Charming Provencal Farmhouse in the Gordes Countryside with Pool and Outbuildings - 5000 m² of Land Nestled in the splendid countryside of the village of

Gordes, this exceptional property offers a peaceful and bucolic living environment.

This traditional Provencal farmhouse, perfectly integrated into its environment, benefits from a wooded plot of 5000 m², with superb views of the surrounding hills.

Description : This farmhouse, with a generous surface area, combines the charm of authenticity and modern comfort. It is composed of several rooms, with quality materials and neat finishes, preserving the Provencal spirit while offering a warm and contemporary atmosphere. Main features: Living area: approximately 200 m² Land: 5000 m², with beautiful sun exposure and landscaped green spaces Swimming pool: A large swimming pool surrounded by a stone terrace, ideal for enjoying sunny days Outbuildings: Several converted outbuildings with bedrooms, living room, equipped kitchen, a workshop... Garden: Perfectly maintained, with vegetation typical of the region, including olive trees, lavender and Mediterranean plants

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