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Technical Sheet > Authentic Provencal farmhouse in the land of lavender > 660.000 euro

<https://www.immobilier-en-luberon.fr/authentic-provencal-farmhouse-in-the-land-of-lavender-1245>



Agency mandate number : 3071

Amount of the property : 660.000,00 euro (Agency fees at the expense of the Seller)
(An average of 8% of notary fees will be added in supplement)

Region(s) : **Pays de Forcalquier**

Availability : **Available for sale**

Negotiable price ? **oui**

Property tax : **300 euro**

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

1/ Housing

Construction Date : **18th**

General condition : **Good condition**

Orientation : **South**

Living space : **220 m²**

Number of levels : **3**

Number of rooms : **12**

Main room : **25 m²**

Type of Kitchen : **Closed**

Number of bedrooms : **6**

Number of bathrooms : **1**

Number of shower rooms : **2**

Number of toilets : **2**

Storage room : **Yes**

Basement : **X**

Cellar : **No**

Attic : **Yes**

Garage : **Yes**

Parking : **Yes, parking**

Type of heating : **Wood**

State of electricity, plumbing : **To be checked**

Type of windows : **Single glazing**

Drainage : **Septic tank to be redone**

Possibility expansion : **Convertible barn**

Energy balance (class) : **Virgin**

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

Details, Strengths, other benefits : **Renovation work to be carried out. Possibilities.**

Convertible barn (2 x 126 m²). Convertible garage. Very beautiful materials.

2/ Garden

Area : 6800 m²

Terrace : X

Covered terrace : X

Outdoor kitchen : X

Swimming pool : No

Pool House : X

Tennis : X

Well : X

Details, Strengths, other benefits : Unique environment. Absolute calm.

3/ Photos



In the heart of the land of lavender, close to the village of Valensole. Authentic charming farmhouse from the 18th century that has preserved its original materials (cement tiles, terracotta tiles, beams, etc.). This farmhouse of 220 m² of living space (and 126 m² of convertible outbuildings, to renovate), with sound structure, is to be finished restoring for a more contemporary comfort. It has 12 rooms (6 bedrooms) and offers many possibilities (guest rooms, weddings, etc.). Located on 6,800 m² of land, bordered by unbuildable agricultural land as far as the eye can see, in absolute calm !

A very rare property for the region ... to visit without delay !

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