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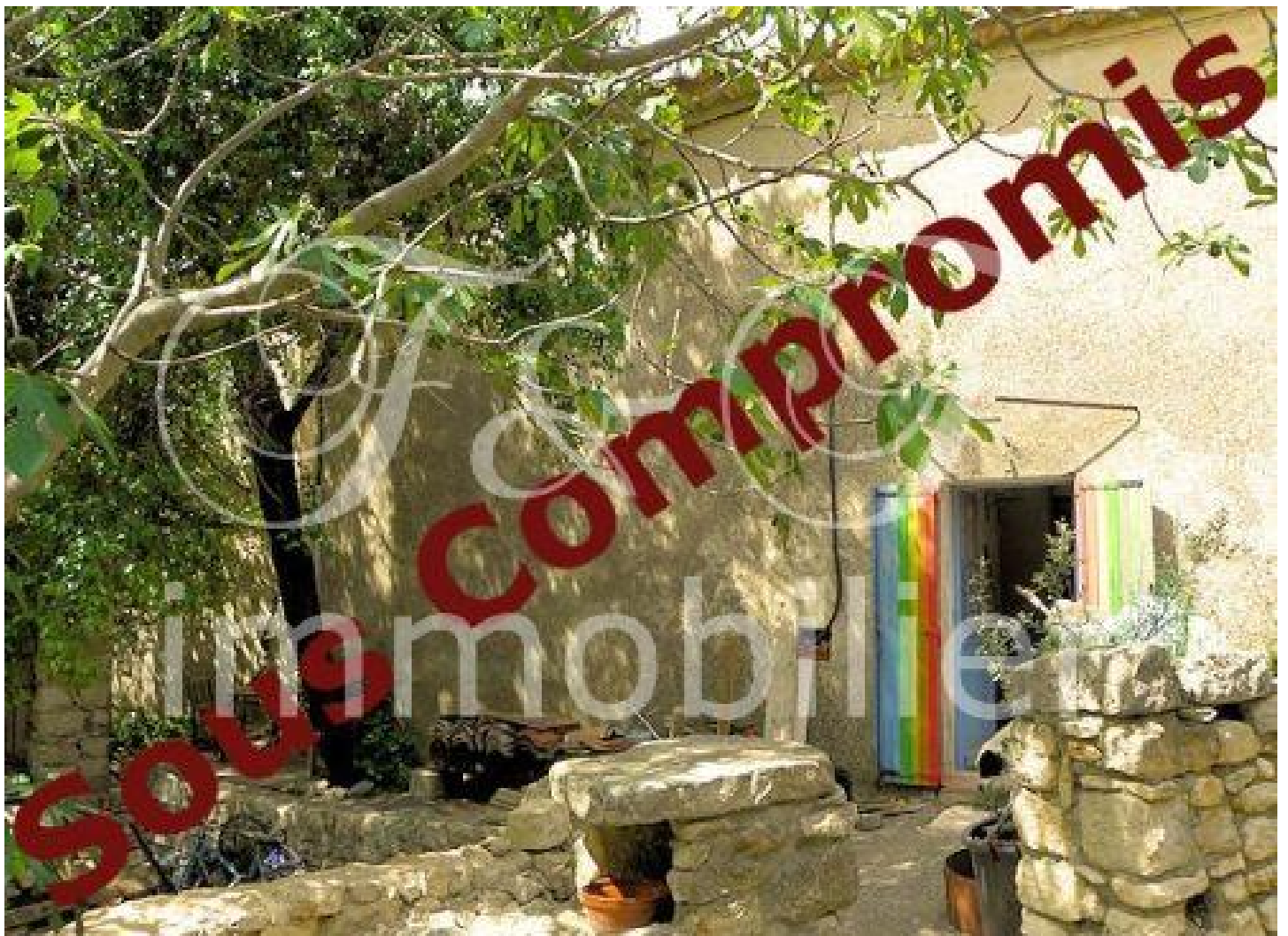
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**Technical Sheet > Village house with garden in the Luberon > 155.000 euro**

<https://www.immobilier-en-luberon.fr/village-house-with-garden-in-the-luberon-216>



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

**Amount of the property :** 155.000,00 euro

(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 ? **non**

Property tax : **300 euro**

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

## **1/ Housing**

Construction Date : **19th century**

General condition : **Renovated in 2014**

Orientation : **South**

Living space : **86 m<sup>2</sup>**

Number of levels : **2**

Number of rooms : **6**

Main room : **25 m<sup>2</sup>**

Type of Kitchen : **Open, fitted**

Number of bedrooms : **3**

Number of bathrooms : **1 (shower and bath)**

Number of shower rooms : **x**

Number of toilets : **1**

Storage room : **No**

Basement : **No**

Cellar : **Yes, 1 cellar and 1 cellar/laundry**

Attic : **Yes**

Garage : **No**

Parking : **Yes**

Type of heating : **Fireplaces and electric heating**

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

Type of windows : **Double glazing everywhere**

Drainage : **Mains drainage**

Possibility expansion : **Yes**

Energy balance (class) : **Classe E : De 251 à 330 kWh/m<sup>2</sup>/an et de 50 à 70 kg CO<sub>2</sub>/m<sup>2</sup>/an**

Greenhouse gas balance (class) : **D 21 - 35**

Details, Strengths, other benefits : **House with lot of charm. Additional 35 m<sup>2</sup> to renovate.**

**Heart of the village.**

## 2/ Garden

Area : 120 m<sup>2</sup>

Terrace : 2 terraces

Covered terrace : No

Outdoor kitchen : No

Swimming pool : No

Pool House : No

Tennis : No

Well : No

Details, Strengths, other benefits : Small garden with fig trees and roses. 2 terraces.

## 3/ Photos



10 km from Apt in the Luberon in a charming little village with shops. Beautiful stone house of the 19th century 86 m<sup>2</sup> (+ 35 m<sup>2</sup> outbuildings) with a nice garden of 120 m<sup>2</sup>.

Living room of 25 m<sup>2</sup>, kitchen, 3 bedrooms, 1 bathroom with shower and bath, terraces ... lots of charm !

**Votre Agence Immobilière en Provence**

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