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Technical Sheet > Hamlet house with small garden in the Luberon > 184.000 euro

<https://www.immobilier-en-luberon.fr/hamlet-house-with-small-garden-in-the-luberon-333>



Amount of agency fees : 7.000,00 euro (at the expense of the buyer)

Seller net price : 177.000,00 euro

Amount of the property : 184.000,00 euro

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

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

Availability : **Available for sale**

Negotiable price ? **oui**

Property tax : **575 euro**

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

1/ Housing

Construction Date : **18th century**

General condition : **Renovated**

Orientation : **South**

Living space : **101 m²**

Number of levels : **3,5**

Number of rooms : **5**

Main room : **30,5 m²**

Type of Kitchen : **Open**

Number of bedrooms : **2/3**

Number of bathrooms : **x**

Number of shower rooms : **1**

Number of toilets : **1 separate**

Storage room : **Yes**

Basement : **Yes**

Cellar : **Yes, 15 m²**

Attic : **No**

Garage : **No**

Parking : **Yes**

Type of heating : **Fuel boiler**

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

Type of windows : **Double glazing in part**

Drainage : **Mains sewage**

Possibility expansion : **Non**

Energy balance (class) : **Classe E : De 251 à 330 kWh/m²/an et de 50 à 70 kg CO₂/m²/an**

Greenhouse gas balance (class) : **E 36 - 55**

Details, Strengths, other benefits : **Atypical house. Charm. Basement and cellar at the ground floor. Nice view.**

2/ Garden

Area : 70 m²

Terrace : Yes

Covered terrace : Yes

Outdoor kitchen : No

Swimming pool : No

Pool House : No

Tennis : No

Well : No

Details, Strengths, other benefits : Communal garden became private de facto (as the neighboring houses).

3/ Photos



In a hamlet of Saignon near Apt in the Luberon. Village house of 101 m² (+ 50 m² basement, 15 m² + cellar, 2 on ground floor) with adjoining private garden. This unusual house has a living room with open kitchen, a large vaulted living room of 30 sqm, 2/3 bedrooms, a bathroom. The small garden of 70 sqm is oriented to the West.

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