

www.immobilier-en-luberon.fr Edith Saulnier

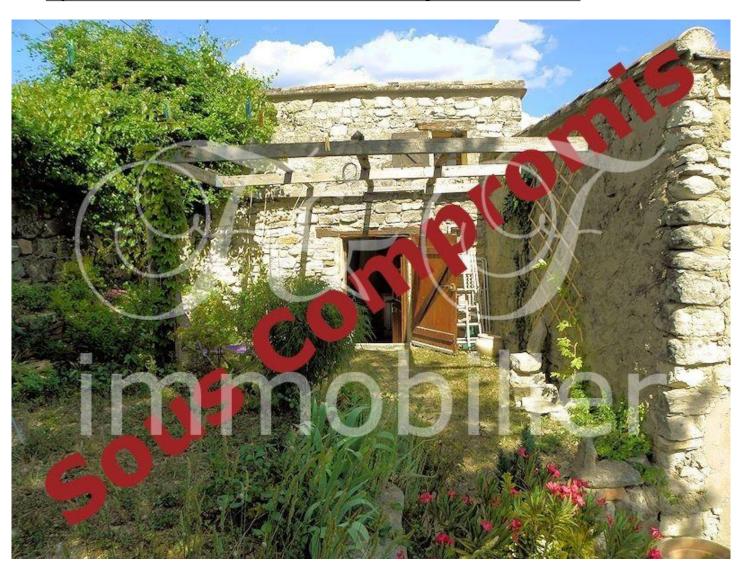
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Technical Sheet > Hamlet house with small garden in the Luberon > 184.000 euro

 $\underline{https://www.immobilier-en-luberon.fr/hamlet-house-with-small-garden-in-the-luberon-333}$



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 shower rooms: I

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

 $\begin{array}{l} {\rm Area: 70\ m^2} \\ {\rm Terrace: Yes} \end{array}$

Covered terrace: Yes
Outdoor kitchen: No
Swimming pool: No
Pool House: No
Tennis: No

 $\begin{array}{l} {\rm Tennis}: No \\ {\rm Well}: No \end{array}$

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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