



[www.immobilier-en-luberon.fr](http://www.immobilier-en-luberon.fr)

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**Technical Sheet > Large Provencal house in the Luberon > 420.000 euro**

<https://www.immobilier-en-luberon.fr/large-provencal-house-in-the-luberon-363>



**Amount of agency fees :** 20.000,00 euro (at the expense of the buyer)

**Seller net price :** 400.000,00 euro

**Amount of the property :** 420.000,00 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 : **900 euro**

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

## **1/ Housing**

Construction Date : **1975**

General condition : **Works of refreshment to envisage**

Orientation : **South**

Living space : **250 m<sup>2</sup>**

Number of levels : **2**

Number of rooms : **9**

Main room : **40 m<sup>2</sup>**

Type of Kitchen : **Closed kitchen**

Number of bedrooms : **6/7**

Number of bathrooms : **1**

Number of shower rooms : **2**

Number of toilets : **2**

Storage room : **Yes**

Basement : **No**

Cellar : **No**

Attic : **No**

Garage : **Large garage 2 cars**

Parking : **Yes**

Type of heating : **Fireplace and electric heaters**

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

Type of windows : **Classics**

Drainage : **Septic Tank with standards**

Possibility expansion : **Non**

Energy balance (class) : **Classe F : De 331 à 420 kWh/m<sup>2</sup>/an et de 70 à 100 kg CO<sub>2</sub>/m<sup>2</sup>/an**

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

Details, Strengths, other benefits : **Quiet area, close to the village, 10 minutes from Apt. Big potential. Construction of good quality.**



## 2/ Garden

Area : 28124 m<sup>2</sup>

Terrace : Yes, many

Covered terrace : Yes

Outdoor kitchen : Yes

Swimming pool : Yes 12X4m

Pool House : Oui

Tennis : No

Well : No

Details, Strengths, other benefits : Very beautiful wooded grounds with boxwood and Luberon's oaks. Quiet and peaceful location.

## 3/ Photos



Near the village of Auribeau, in the Luberon. Large Provencal house of about 250 m<sup>2</sup> on 2 levels. The main house has 9 rooms: an entrance, a big stay, kitchen, laundry, 1 room, dressing, bathroom, toilet on groundfloor. 1st level: 3 rooms and a big office.

Land of 3 hectares with swimming pool, poolhouse and 2 guest rooms with their bathroom. Works of refreshment to envisage, ... negotiable price.

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