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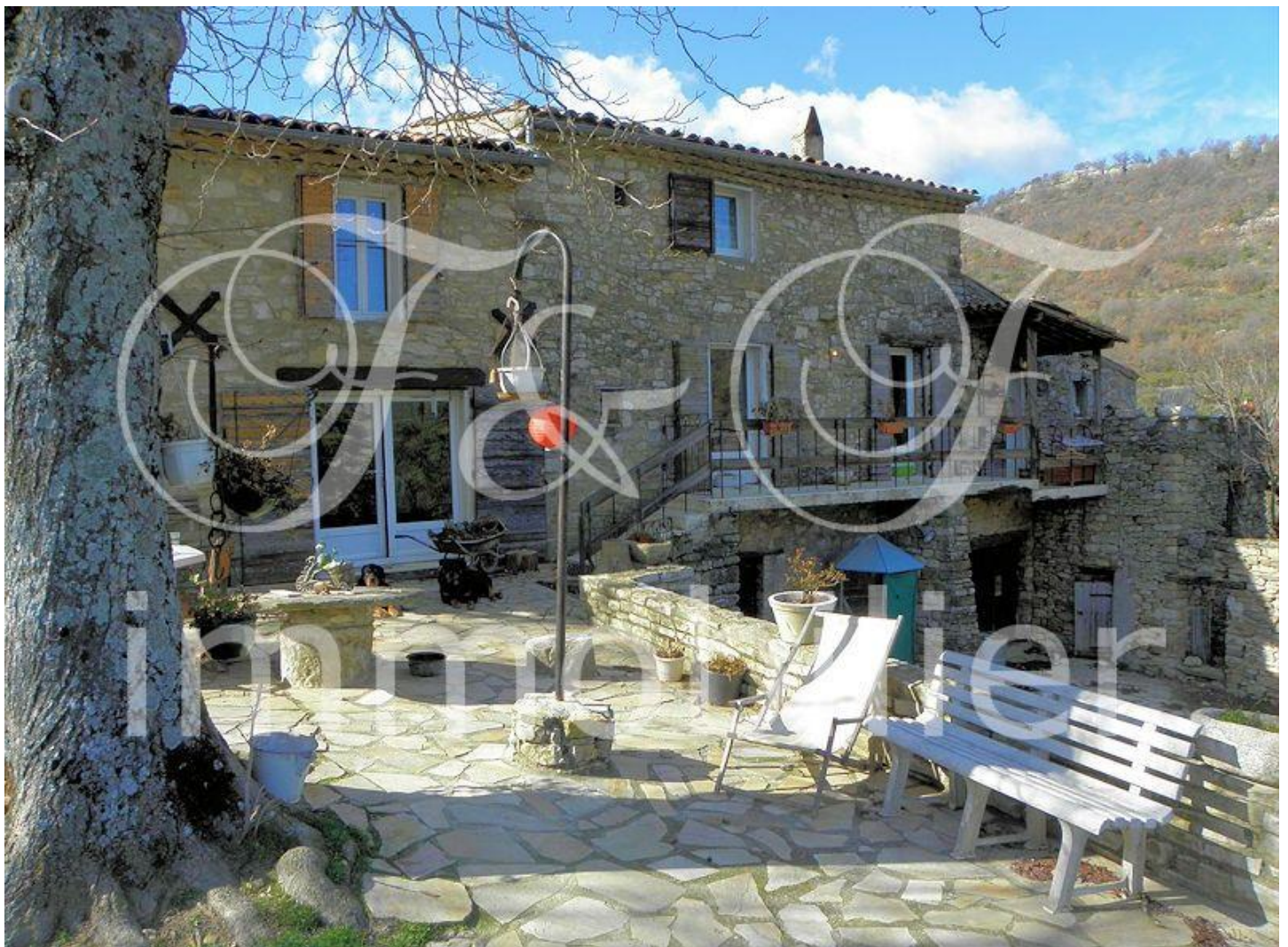
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**Technical Sheet > Stone farmhouse in full nature in the Luberon > 640.500 euro**

<https://www.immobilier-en-luberon.fr/stone-farmhouse-in-full-nature-in-the-luberon-372>



Agency mandate number : 2055

**Amount of agency fees :** 34.500,00 euro (at the expense of the buyer)

**Seller net price :** 606.000,00 euro

**Amount of the property :** 640.500,00 euro

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

Region(s) : Céreste et environs

Availability : Available for sale

Negotiable price ? oui

Property tax : 710 euro

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

## 1/ Housing

Construction Date : 1690

General condition : Little work needed

Orientation : East/west

Living space : 260 m<sup>2</sup>

Number of levels : 2

Number of rooms : 8

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

Type of Kitchen : 1 open, 1 closed

Number of bedrooms : 4/5

Number of bathrooms : X

Number of shower rooms : 3

Number of toilets : 3 (2 separated)

Storage room : No

Basement : Yes, 120 m<sup>2</sup>

Cellar : Yes

Attic : Yes

Garage : Yes

Parking : Yes, parking

Type of heating : Oil fired condensing boiler, 2 stoves, 2 fireplaces

State of electricity, plumbing : Renovated

Type of windows : Double glazing everywhere

Drainage : Septic tank

Possibility expansion : Yes

Energy balance (class) : Virgin

Greenhouse gas balance (class) : Virgin

Details, Strengths, other benefits : Superb mas. Lot of charm. New roof. No work to do in the cottage. Refreshing work in the main house to be provided. Central heating throughout.

## 2/ Garden

Area : 74000 m<sup>2</sup>

Terrace : Yes, many

Covered terrace : Yes

Outdoor kitchen : No

Swimming pool : 12X5,5 in concrete

Pool House : No

Tennis : No

Well : Yes

Details, Strengths, other benefits : Superb 180 ° views. Large swimming pool. Absolute calm.

## 3/ Photos



In the Luberon, Alpes-de-Haute-Provence. This authentic stone farmhouse of the 17th century, in full nature, offers 260 m<sup>2</sup> of living space (+ barns) on 7.4 hectares of land. These 260 sqm are separated into a main house (entrance, living room of 40m<sup>2</sup> with open kitchen, 3 bedrooms, 2 bathrooms) and a gite (kitchen, living room with fireplace, 2 bedrooms, bathroom).. The barns could be converted for 2/3 additional gites. Outside not overlooked, no noise and visual nuisance; terraces, large concrete swimming pool of 12X5,5 m with spectacular sight.

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