



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

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**Technical Sheet > Stone house with garden and pool > 210.000 euro**

<https://www.immobilier-en-luberon.fr/stone-house-with-garden-and-pool-380>



**Amount of agency fees :** 10.000,00 euro (at the expense of the buyer)

**Seller net price :** 200.000,00 euro

**Amount of the property :** 210.000,00 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 : **N/P**

Annual charges (gas, water, electricity, ...) : **Charges of 170 € / month (property tax included)**

## **1/ Housing**

Construction Date : **17th century**

General condition : **Renovated 1990**

Orientation : **South**

Living space : **75 m<sup>2</sup>**

Number of levels : **2**

Number of rooms : **3**

Main room : **42 m<sup>2</sup>**

Type of Kitchen : **Open to the main room**

Number of bedrooms : **2**

Number of bathrooms : **x**

Number of shower rooms : **1**

Number of toilets : **1**

Storage room : **No**

Basement : **No**

Cellar : **No**

Attic : **No**

Garage : **No**

Parking : **Yes, 1 parking under awning**

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

State of electricity, plumbing : **Renovated**

Type of windows : **Double glazing everywhere**

Drainage : **Septic tank of the condominium**

Possibility expansion : **oui 15 m<sup>2</sup>**

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) : **E 36 - 55**

Details, Strengths, other benefits : **Authentic 17th century hamlet house, tastefully restored.**



## 2/ Garden

Area : 479 m<sup>2</sup>

Terrace : Yes

Covered terrace : No

Outdoor kitchen : No

Swimming pool : Yes

Pool House : No

Tennis : No

Well : No

Details, Strengths, other benefits : Terrace and garden. Large swimming pool of 20 meters.  
Hamlet in full nature

## 3/ Photos



In a renovated hamlet, in front of the big Luberon, in Provence. In a small condominium of 8 lots with swimming pool of 20 meters and large green spaces. Small stone house of the 17th of about 75 m<sup>2</sup>, renovated in 1990, understanding in ground floor : a livingroom of 42 m<sup>2</sup> opened on the terrace, with opened kitchen and chimney; A shower room and toilet. 1st floor: 2 bedrooms. Attached land of 500 m<sup>2</sup>, private parking under awning. South facing. Great and peace place !

**Votre Agence Immobilière en Provence**

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