



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

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**Technical Sheet > Village house of charm in Provence > 200.000 euro**

<https://www.immobilier-en-luberon.fr/village-house-of-charm-in-provence-391>



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

**Seller net price :** 190.000,00 euro

**Amount of the property :** 200.000,00 euro

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

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

Availability : **Available for sale**

Negotiable price ? **oui**

Property tax : **400 euro**

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

## **1/ Housing**

Construction Date : **17th century**

General condition : **Renovated 2013**

Orientation : **East/south**

Living space : **110 m<sup>2</sup>**

Number of levels : **2**

Number of rooms : **3**

Main room : **43 m<sup>2</sup>**

Type of Kitchen : **Open, fitted and equipped**

Number of bedrooms : **2**

Number of bathrooms : **x**

Number of shower rooms : **2**

Number of toilets : **1**

Storage room : **No**

Basement : **No**

Cellar : **No**

Attic : **No**

Garage : **No**

Parking : **Yes**

Type of heating : **Stove and electric radiators**

State of electricity, plumbing : **Renovated**

Type of windows : **Double glazing everywhere**

Drainage : **Mains sewage**

Possibility expansion : **Yes**

Energy balance (class) : **Virgin**

Greenhouse gas balance (class) : **Virgin**

Details, Strengths, other benefits : **House completely redone: roof, floors, walls, ecological insulation with hemp. Village of charm and very peacefull. The owner only consumes wood to warm himself, the diagnosis is virgin.**

## 2/ Garden

Area : 25 m<sup>2</sup>

Terrace : Yes, 17 m<sup>2</sup>

Covered terrace : No

Outdoor kitchen : No

Swimming pool : No

Pool House : No

Tennis : No

Well : No

Details, Strengths, other benefits : The garden of 25 m<sup>2</sup> has a terrace of 17 m<sup>2</sup> and a place car (there is also a parking in the village of 89 people !).

## 3/ Photos



Close to Banon, in the Alpes-de-Haute-Provence. House of the 17th entirely renovated in 2013 with terrace/garden of 25m<sup>2</sup>, exposed full south. This charming house has a large L-shaped living room (open kitchen on the terrace, dining area, sitting room with stove and large bay window to the east) with an industrial style mezzanine for extra bedroom or office; always on the ground floor a bedroom and a shower room; In the 1st a very large bedroom with shower room integrated, dressing and office. The whole house is insulated with ecological and efficient materials.

# **Votre Agence Immobilière en Provence**

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