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Edith Saulnier

3, rue Victor Hugo - 84480 Bonnieux

edith.ffimmobilier@gmail.com - 06 80 11 35 20



Technical Sheet > Charming house at the foot of the Luberon > 116.600 euro

<https://www.immobilier-en-luberon.fr/charming-house-at-the-foot-of-the-luberon-428>



Amount of the property : 116.600,00 euro (Agency fees at the expense of the Seller)
(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 ? **oui**

Property tax : **400 euro**

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

1/ Housing

Construction Date : **17th century**

General condition : **Refreshment work to be planned**

Orientation : **South**

Living space : **100 m²**

Number of levels : **2**

Number of rooms : **3**

Main room : **45 m² with fireplace**

Type of Kitchen : **Open**

Number of bedrooms : **1/2**

Number of bathrooms : **1 (shower and bath)**

Number of shower rooms : **X**

Number of toilets : **1**

Storage room : **X**

Basement : **X**

Cellar : **Yes**

Attic : **No**

Garage : **No**

Parking : **Yes**

Type of heating : **Wood**

State of electricity, plumbing : **Ok**

Type of windows : **Simple glazing**

Drainage : **Septic tank to standards**

Possibility expansion : **No**

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) : **A < 5**

Details, Strengths, other benefits : **Stone house, atypical, facing south. Great view. No house in front. 2 entrances: north and south.**

2/ Garden

Area : 0 m²

Terrace : Yes, small

Covered terrace : X

Outdoor kitchen : X

Swimming pool : X

Pool House : X

Tennis : X

Well : X

Details, Strengths, other benefits : Terrace can be enlarged. Amazing views.

3/ Photos



In a hamlet, at 15 minutes east of Apt, at the foot of the Luberon. 17th century stone house of 100 m² with small terrace facing the Luberon. This charming house, atypical, crossing North/South, has on the ground floor : a large room of 45 m² with open kitchen, dining room, lounge with fireplace (insert), entrances on the south and north. 1st floor: a bathroom with shower and bath, a large room open to a small terrace facing south with breathtaking views of the Grand Luberon. A bright house, full of charm, with a superb view !

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06 81 04 03 91 | 06 80 11 35 20