



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

Frédéric Gallier

49, boulevard du maréchal Foch 84400 Apt

frederic.gallier.84400@gmail.com - 06 07 83 85 30



Technical Sheet > Stone village house in Saignon in the Luberon > 389.000 euro

<https://www.immobilier-en-luberon.fr/stone-village-house-in-saignon-in-the-luberon-448>



**Amount of the property :** 389.000,00 euro (Agency fees at the expense of the Seller)  
(An average of 8% of notary fees will be added in supplement)

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

Availability : **yes**

Negotiable price ? **non**

Property tax : **N/P**

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

## **1/ Housing**

Construction Date : -

General condition : **good condition**

Orientation : **west**

Living space : **200 m<sup>2</sup>**

Number of levels : **3**

Number of rooms : **7**

Main room : **42**

Type of Kitchen : **opened**

Number of bedrooms : **4**

Number of bathrooms : **1**

Number of shower rooms : **1**

Number of toilets : **2**

Storage room : -

Basement : -

Cellar : -

Attic : **yes**

Garage : -

Parking : **yes**

Type of heating : **oil central heating**

State of electricity, plumbing : **good**

Type of windows : **double glazing**

Drainage : **everything in the sewer**

Possibility expansion : -

Energy balance (class) : **Classe D : De 181 à 250 kWh/m<sup>2</sup>/an et de 30 à 50 kg CO<sub>2</sub>/m<sup>2</sup>/an**

Greenhouse gas balance (class) : **E 36 - 55**

Details, Strengths, other benefits : **Stone house renovated with taste and quality materials.**

**Large living space, 4 bedrooms, bright, restaurant on the ground floor with terrace.**



## 2/ Garden

Area : 310 m<sup>2</sup>

Terrace : -

Covered terrace : -

Outdoor kitchen : -

Swimming pool : -

Pool House : -

Tennis : -

Well : -

Details, Strengths, other benefits : Beautiful garden with parking and water basin of the fountain; near the house.

## 3/ Photos



In Saignon in the Luberon, medieval village of charm, overlooking the valley of the Pays d'Apt. Stone village house of 200 m<sup>2</sup> comprising, on the ground floor: a

restaurant with terrace of 25m<sup>2</sup> for private use, 30m<sup>2</sup> room, kitchen 25m<sup>2</sup> (can make a beautiful living room), toilet with storage space; on the 1st floor: big space of life of 42m<sup>2</sup> with American kitchen, 1 room and room of bath; on the 2nd floor, 3 bedrooms with a bathroom. Quality materials and renovation. Beautiful garden near 310 m<sup>2</sup> with parking.

## **Votre Agence Immobilière en Provence**

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

**06 81 04 03 91 | 06 80 11 35 20**