

www.immobilier-en-luberon.fr Frédéric Gallier

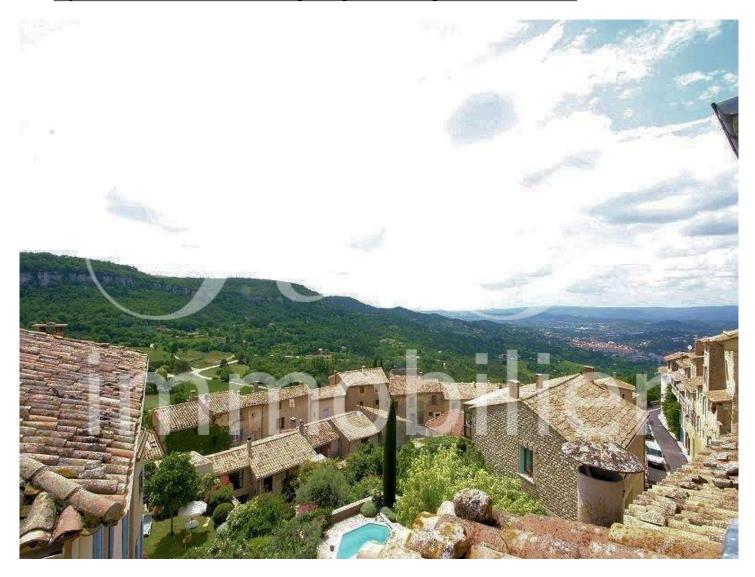
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$Technical\ Sheet > Large\ village\ house\ in\ Saignon\ in\ the\ Luberon > 545.000\ euro$

https://www.immobilier-en-luberon.fr/large-village-house-in-saignon-in-the-luberon-500



Amount of the property: 545.000,00 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? oui
Property tax: 1973 euro

Annual charges (gas, water, electricity, ...): 1500

1/ Housing

Construction Date: 1800
General condition: good
Orientation: South West
Living space: 290 m²
Number of levels: 3
Number of rooms: 10

Main room: 40

Type of Kitchen: open Number of bedrooms: 5 Number of bathrooms: 4 Number of shower rooms: -

Number of toilets: 5
Storage room: yes
Basement: yes
Cellar: yes
Attic: Garage: -

Parking: -

Type of heating : Electric + wood State of electricity, plumbing : ok

Type of windows : single and double Drainage : everything in the sewer

Possibility expansion: no

Energy balance (class): Virgin

Greenhouse gas balance (class): Virgin

Details, Strengths, other benefits: Character house with 4 fully equipped studios and 1 apartment of more than $100 \text{ m}^2 + 1$ business. Potential in rental and trade. In addition, vaulted cellars of 75 m^2 .

2/ Garden

 $\text{Area}:0\ m^{\text{\bf 2}}$

 ${\it Terrace}: yes$

Covered terrace : Outdoor kitchen : -

Swimming pool: -

Pool House: -

Tennis: Well: -

Details, Strengths, other benefits: Nice view of the terrace.

3/ Photos



Character house of 290m², on a pretty village square, including: - a bright and pleasant commercial space of 45m² with terrace on a privileged location, with possibility of License 3 for a business type catering. - 4 independent charming studios respectively of 24 m², 36 m², 37 m² and 38 m² fully equipped with kitchenette, bathroom and toilet; for seasonal rental, rented each about 600 € / week from mid-April to mid-September. - 1 independent apartment of 105 m² with a large living room of 40 m², 2 bedrooms, one with private terrace (overlooking the valley of Apt) and 1 bathroom with toilet. - The basement of about 75 m² offers beautiful vaulted cellars high ceiling with a direct

entrance by the street or by the house. The whole house is distinguished by its old elements such as window frames, floor tiles, the tower of the 12th century, vaulted cellars ... Ideal for a business and trade.

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