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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 m<sup>2</sup>**

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 m<sup>2</sup> + 1 business. Potential in rental and trade. In addition, vaulted cellars of 75 m<sup>2</sup>.**



## 2/ Garden

Area : 0 m<sup>2</sup>

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 290m<sup>2</sup>, on a pretty village square, including: - a bright and pleasant commercial space of 45m<sup>2</sup> with terrace on a privileged location, with possibility of License 3 for a business type catering. - 4 independent charming studios respectively of 24 m<sup>2</sup>, 36 m<sup>2</sup>, 37 m<sup>2</sup> and 38 m<sup>2</sup> 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 m<sup>2</sup> with a large living room of 40 m<sup>2</sup>, 2 bedrooms, one with private terrace (overlooking the valley of Apt) and 1 bathroom with toilet. - The basement of about 75 m<sup>2</sup> 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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