



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

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**Technical Sheet > Large country house in the Luberon > 250.000 euro**

<https://www.immobilier-en-luberon.fr/large-country-house-in-the-luberon-504>



**Amount of agency fees :** 15.000,00 euro (at the expense of the buyer)

**Seller net price :** 235.000,00 euro

**Amount of the property :** 250.000,00 euro

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

Region(s) : **Apt et environs, Pays de Forcalquier**

Availability : **Available for sale**

Negotiable price ? **non**

Property tax : **435 euro**

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

## **1/ Housing**

Construction Date : **1984**

General condition : **Makeover necessary**

Orientation : **South**

Living space : **192 m<sup>2</sup>**

Number of levels : **2**

Number of rooms : **6**

Main room : **38 m<sup>2</sup>**

Type of Kitchen : **Open, furnished**

Number of bedrooms : **4**

Number of bathrooms : **1**

Number of shower rooms : **1**

Number of toilets : **2 separated**

Storage room : **No**

Basement : **No**

Cellar : **No**

Attic : **No**

Garage : **No**

Parking : **Yes**

Type of heating : **Oil central heating + fireplaces with insert**

State of electricity, plumbing : **Renovated**

Type of windows : **Double glazing**

Drainage : **All in the communal sewer**

Possibility expansion : **Yes**

Energy balance (class) : **Classe C : De 111 à 180 kWh/m<sup>2</sup>/an et de 11 à 30 kg CO<sub>2</sub>/m<sup>2</sup>/an**

Greenhouse gas balance (class) : **D 21 - 35**

Details, Strengths, other benefits : **House in very good condition: carpentry, roof, central heating, double glazing, kitchen, bathroom on the ground floor new! Possibility 2 dwellings. Some refreshments to be expected (1st floor bathroom and the floors of the house)**



## 2/ Garden

Area : 3060 m<sup>2</sup>

Terrace : Yes 2

Covered terrace : Yes

Outdoor kitchen : No

Swimming pool : No

Pool House : No

Tennis : No

Well : No

Details, Strengths, other benefits : Beautiful land not overlooked (no neighbors around).

Building plot.

## 3/ Photos



Between Vaucuse and Alpes-de-haute-Provence, in the Luberon. Large country house of 192 m<sup>2</sup> (+ shed of 29 m<sup>2</sup>) on 2 levels, located on a beautiful plot of 3060 m<sup>2</sup> not overlooked. This house of 1984, largely renovated (roofing, frame, new fuel boiler, double glazing, ...) comprises on the ground floor : a beautiful entrance, a living room with fireplace insert open to the south on a large terrace of 70 m<sup>2</sup> and to the north on a beautiful new kitchen, a large double bedroom (bedroom + dressing room or office), a bathroom, separate toilet; on the 1st floor : a large living room of 38 m<sup>2</sup> with fireplace

(open onto a terrace of 15 m<sup>2</sup> with beautiful views), 3 bedrooms (one of these is a double bedroom), a bathroom, separate toilet. Beautiful garden of 3060 m<sup>2</sup> with a shed of 29 m<sup>2</sup>, garden, not overlooked, buildable (for garage, pool, ...). A large country house, requiring a refreshing (bathroom at the 1st and floors), at a very reasonable price !

## **Votre Agence Immobilière en Provence**

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