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Technical Sheet > Large village house with garden > 215.000 euro

<https://www.immobilier-en-luberon.fr/large-village-house-with-garden-658>



Agency mandate number : 2338

Amount of the property : 215.000,00 euro (Agency fees at the expense of the Seller)
(An average of 8% of notary fees will be added in supplement)

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

Availability : **yes**

Negotiable price ? **oui**

Property tax : **1190 euro**

Annual charges (gas, water, electricity, ...) : **1200€**

1/ Housing

Construction Date : **1800**

General condition : **to renovate**

Orientation : **South West**

Living space : **168 m²**

Number of levels : **3**

Number of rooms : **12**

Main room : **living room**

Type of Kitchen : **traditional**

Number of bedrooms : **5**

Number of bathrooms : **1**

Number of shower rooms : **-**

Number of toilets : **2**

Storage room : **2**

Basement : **-**

Cellar : **10m²**

Attic : **45m²**

Garage : **yes**

Parking : **3**

Type of heating : **gas**

State of electricity, plumbing : **to renovate**

Type of windows : **single and double glazing**

Drainage : **everything in the sewer**

Possibility expansion : **no**

Energy balance (class) : **Classe C : De 111 à 180 kWh/m²/an et de 11 à 30 kg CO₂/m²/an**

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

Details, Strengths, other benefits : **- Large house arranged around the beautiful courtyard -
Many outbuildings including an attic of 45m² convertible - Luminous**

2/ Garden

Area : 1200 m²

Terrace : yes

Covered terrace : -

Outdoor kitchen : -

Swimming pool : -

Pool House : -

Tennis : -

Well : -

Details, Strengths, other benefits : - very big and beautiful garden - garden with shed and workshop - sense of being in nature while being in a village.

3/ Photos



Large village house of 168m² with a courtyard of 45m² and a garden of 1200m². The house, bright and without vis-à-vis, is articulated around his yard. The ground floor consists of a small entrance, an office, a bathroom, dining room, kitchen, pantry, living room with fireplace and an authentic wine cellar. The first floor has three bedrooms of 10, 12 and 16m²; an office of 16m² and a bathroom. An attic of 50m² opens many possibilities (loft, workshop ...). On the second floor two beautiful bedrooms face each other with views of Provençal Colorado. The garden of over 1000m² with 2 entrances, has an open shed and a workshop.

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