

www.immobilier-en-luberon.fr Frédéric Gallier

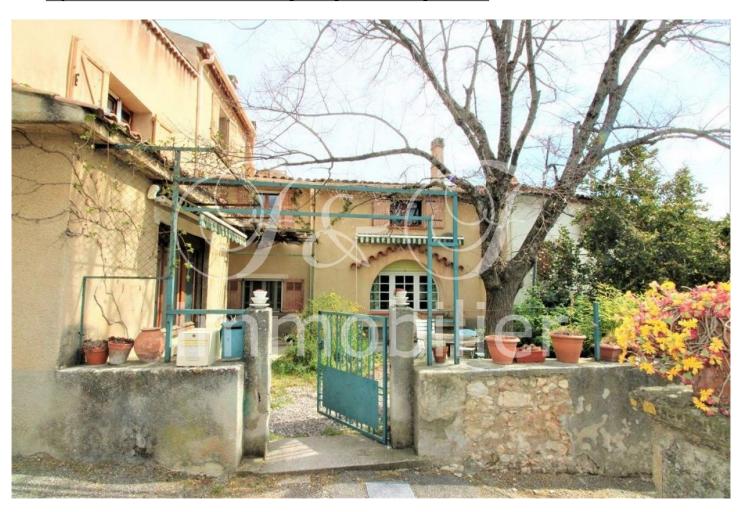
49, boulevard du maréchal Foch 84400 Apt

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



Technical Sheet > Large village house with garden > 215.000 euro

 $\underline{https://www.immobilier-en-luberon.fr/large-village-house-with-garden-658}$



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

 $\label{eq:Number of bedrooms:5} Number of bathrooms:1$ $\label{eq:Number of bedrooms:5} Number of shower rooms:-$

 $\begin{array}{c} \text{Number of toilets}: 2 \\ \text{Storage room}: 2 \end{array}$

Basement: Cellar: $10m^2$ Attic: $45m^2$ 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

 $Area: 1200\ m^{2}$

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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