



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

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Technical Sheet > Tourism apartment Luberon > 130.000 euro

<https://www.immobilier-en-luberon.fr/tourism-apartment-luberon-88>



**Amount of agency fees :** N/C

**Amount of the property :** 130.000,00 euro

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

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

Availability : **Available for sale**

Negotiable price ? **oui**

Property tax : **391 euro**

Annual charges (gas, water, electricity, ...) : **Fees: 1100 euros / year.**

## **1/ Housing**

Construction Date : **18th century**

General condition : **Like new**

Orientation : **South**

Living space : **65 m<sup>2</sup>**

Number of levels : **1**

Number of rooms : **3**

Main room : **32m<sup>2</sup>**

Type of Kitchen : **Open kitchen fitted**

Number of bedrooms : **1 (2 possible)**

Number of bathrooms : **1**

Number of shower rooms : **x**

Number of toilets : **1**

Storage room : **Yes**

Basement : **No**

Cellar : **No**

Attic : **No**

Garage : **Garage for bikes**

Parking : **Yes**

Type of heating : **Radiant electric heaters**

State of electricity, plumbing : **New**

Type of windows : **Double glazing everywhere**

Drainage : **Mains drainage**

Possibility expansion : **Non**

Energy balance (class) : **Classe D : De 181 à 250 kWh/m<sup>2</sup>/an et de 30 à 50 kg CO<sub>2</sub>/m<sup>2</sup>/an**

Greenhouse gas balance (class) : **C 11 - 20**

Details, Strengths, other benefits : **Apartment completely refurbished: electrical, plumbing, bathroom, kitchen, bedroom, flooring, paints, insulation, windows, ... Condominium with all the big work was done and paid. low charges.**

## 2/ Garden

Area : 10000 m<sup>2</sup>

Terrace : Yes

Covered terrace : No

Outdoor kitchen : No

Swimming pool : 16X6m

Pool House : No

Tennis : No

Well : No

Details, Strengths, other benefits : Beautiful landscaped lot (playground) and woody. Pool redone. Very nice set.

## 3/ Photos



At the heart of the Luberon and ocher of Rustrel, in a 18th century country house, tourist apartment completely renovated (plumbing, electrical, flooring, insulation, paint, ...). The dismount of 65m<sup>2</sup> offers a large living room of 32m<sup>2</sup> with a fully fitted and equipped open kitchen, a pantry, a large bedroom and a nice bathroom. The Condominium consists of approximately 1ha of landscaped grounds and woodland, and a swimming pool of 16mX6m.

# **Votre Agence Immobilière en Provence**

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