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Technical Sheet > House + studio in Roussillon > 330.000 euro

<https://www.immobilier-en-luberon.fr/house-plus-studio-in-roussillon-782>



Agency mandate number : 2433

Amount of the property : 330.000,00 euro (Agency fees at the expense of the Seller)
(An average of 8% of notary fees will be added in supplement)

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

Availability : **free on sale**

Negotiable price ? **oui**

Property tax : **N/P**

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

1/ Housing

Construction Date : **1974**

General condition : **to be renovated**

Orientation : **South West**

Living space : **100 m²**

Number of levels : **1**

Number of rooms : **4**

Main room : **40 m²**

Type of Kitchen : **Open**

Number of bedrooms : **3**

Number of bathrooms : **N**

Number of shower rooms : **2**

Number of toilets : **2**

Storage room : **1**

Basement : **N**

Cellar : **N**

Attic : **N**

Garage : **shed**

Parking : **yes**

Type of heating : **Fireplace with insert + fuel oil**

State of electricity, plumbing : **Good**

Type of windows : **single glazing**

Drainage : **everything in the sewer**

Possibility expansion : **Yes**

Energy balance (class) : **Classe E : De 251 à 330 kWh/m²/an et de 50 à 70 kg CO₂/m²/an**

Greenhouse gas balance (class) : **E 36 - 55**

Details, Strengths, other benefits : **Single-storey house with adjoining studio, superb view, in isolated countryside, beautiful land, close to the villages of Gordes and Roussillon. The facade was completely redone in November 2019.**

2/ Garden

Area : 5000 m²

Terrace : 2

Covered terrace : 1

Outdoor kitchen : N

Swimming pool : N

Pool House : N

Tennis : N

Well : N

Details, Strengths, other benefits : A pretty petanque's ground , you can built a swimming pool, wooded and fenced

3/ Photos



This house of 100 m² consists of a living room of 40 m², with a beautiful fireplace, an open kitchen; 3 bedrooms, 1 bathroom, 1 toilet, a veranda and a terrace facing south overlooking the Luberon. A studio of 25 m² adjoining the house consists of a living room with open kitchen, a bathroom with toilet, and a small private terrace also facing south to enjoy the view . Located on a plot of 5000 m² fully wooded and fenced, with a bowling alley, garage and shed.

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