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Technical Sheet > Village house with land in the Luberon > 495.000 euro

<https://www.immobilier-en-luberon.fr/village-house-with-land-in-the-luberon-113>



Agency mandate number : 2586

Amount of the property : 495.000,00 euro (Agency fees at the expense of the Seller)
(An average of 8% of notary fees will be added in supplement)

Region(s) : **Saint Saturnin lès Apt et environs**

Availability : **Available for sale**

Negotiable price ? **oui**

Property tax : **1500 euro**

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

1/ Housing

Construction Date : **17ème siècle**

General condition : **Good condition**

Orientation : **South**

Living space : **175 m²**

Number of levels : **3**

Number of rooms : **5 + entresol**

Main room : **44m²**

Type of Kitchen : **Closed and fitted**

Number of bedrooms : **3 + 1 (bureau)**

Number of bathrooms : **1**

Number of shower rooms : **1**

Number of toilets : **2**

Storage room : **Yes**

Basement : **Entresol of 75 m² convertible**

Cellar : **Vaulted cellar of 28m²**

Attic : **No**

Garage : **Yes, 39m²**

Parking : **Yes**

Type of heating : **Heat pump (air conditioning) + wood fireplace**

State of electricity, plumbing : **Good condition**

Type of windows : **Double glazing everywhere**

Drainage : **Mains drainage**

Possibility expansion : **Yes**

Energy balance (class) : **Classe D : De 181 à 250 kWh/m²/an et de 30 à 50 kg CO₂/m²/an**

Greenhouse gas balance (class) : **B 6 - 10**

Details, Strengths, other benefits : **House close to the Villars Golf Club offers many possibilities (100m² + 75m² entresol + ruin cadastral survey 80 m²) independent studio of 30m²**

2/ Garden

Area : 4000 m²

Terrace : Roof terrace + garden terrace

Covered terrace : No

Outdoor kitchen : No

Swimming pool : No

Pool House : No

Tennis : No

Well : Yes

Details, Strengths, other benefits : Beautiful fenced garden of 3300m², 700 m² other is for parking in front of house. Not overlooked, rare in the heart of a village. 3 entries.

3/ Photos



In Villars, village of charm in the Luberon, at 5 minutes walk from the Golf. 17th century stone village house, of 100m², restored (large living room with fireplace, dining room, kitchen, 3 bedrooms, bathroom, 2 toilets). Independent studio of 30 m². Entresol of 75m², ruin cadastral survey, vaulted cellars, garage, well. Beautiful land of 3300m² unobscured + 700m² front of the house. Terraces. A beautiful and unique property in the village.

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