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Technical Sheet > Exceptional property in the Alpes-de-Haute-Provence > 1.490.000 euro

<https://www.immobilier-en-luberon.fr/exceptional-property-in-the-alpes-de-haute-provence-1046>



Agency mandate number : 2829

Amount of the property : 1.490.000,00 euro (Agency fees at the expense of the Seller)
(An average of 8% of notary fees will be added in supplement)

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

Availability : **Available for sale**

Negotiable price ? **non**

Property tax : **4000 euro**

Annual charges (gas, water, electricity, ...) : **X**

1/ Housing

Construction Date : **1900**

General condition : **good**

Orientation : **south**

Living space : **550 m²**

Number of levels : **2**

Number of rooms : **17**

Main room : **81 m²**

Type of Kitchen : **equipped kitchen**

Number of bedrooms : **12**

Number of bathrooms : **2**

Number of shower rooms : **6**

Number of toilets : **9**

Storage room : **1**

Basement : **X**

Cellar : **1**

Attic : **X**

Garage : **yes**

Parking : **yes**

Type of heating : **Oil fired central heating**

State of electricity, plumbing : **good**

Type of windows : **double glazing**

Drainage : **wastewater treatment plant**

Possibility expansion : **yes**

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) : **E 36 - 55**

Details, Strengths, other benefits : **Large living room of 81 m², kitchen of 24 m² and private area on the ground floor, garage, garden shed, cellar, and two independent gîtes with private terrace.**

2/ Garden

Area : 200000 m²

Terrace : 155 m²

Covered terrace : X

Outdoor kitchen : yes

Swimming pool : 11X16

Pool House : yes

Tennis : yes

Well : yes

Details, Strengths, other benefits : Quiet, swimming pool, tennis court, spa and sauna area, summer kitchen, pétanque court, children's play area, and games room with billiards.

3/ Photos



At the gates of the Luberon Natural Park in a quiet environment, magnificent property made up of guest rooms and gites. 17 rooms including 12 bedrooms, 6 shower rooms and 2 bathrooms. Swimming pool, Tennis, bowling alley, Sauna and Jacuzzi. Southern exposure, all on a park of about 20 hectares. Ideal investment gites and bed and breakfast.

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