

# www.immobilier-en-luberon.fr Edith Saulnier

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### Technical Sheet > Authentic farmhouse facing the Luberon > 870.000 euro

 $\underline{https://www.immobilier-en-luberon.fr/authentic-farmhouse-facing-the-luberon-1097}$ 



Agency mandate number: 2893

**Amount of the property :** 870.000,00 euro (Agency fees at the expense of the Seller)

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

Region(s): St Martin de Castillon et environs

Availability: Available for sale

Negotiable price ? oui Property tax : 1050 euro

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

## 1/ Housing

Construction Date: 18ème siècle

General condition: Refreshment work

Orientation: South Living space:  $330 \text{ m}^2$  Number of levels: 2 Number of rooms: 10 Main room:  $80 \text{ m}^2$ 

Type of Kitchen: Closed
Number of bedrooms: 6
Number of bathrooms: 1
Number of shower rooms: 2

Number of toilets: 3
Storage room: Yes
Basement: No
Cellar: Yes
Attic: No
Garage: Yes

Parking: Yes

Type of heating: Oil central heating and fireplace

 $\label{eq:State of electricity, plumbing: ok} State of electricity, plumbing: ok Type of windows: Simple glazing Drainage: Septic tank to redo$ 

Possibility expansion: Yes

Energy balance (class): Classe G: Supérieure à 420 kWh/m²/an et plus de 100 kg

CO2/m²/an

Energy balance (value): 406

Greenhouse gas balance (class) : G 81 - 110

Greenhouse gas balance (value): 121

Details, Strengths, other benefits: Inner courtyard, ... a lot of charm, authenticity

#### 2/ Garden

 $\begin{array}{l} {\rm Area:12500~m^2} \\ {\rm Terrace:Yes} \end{array}$ 

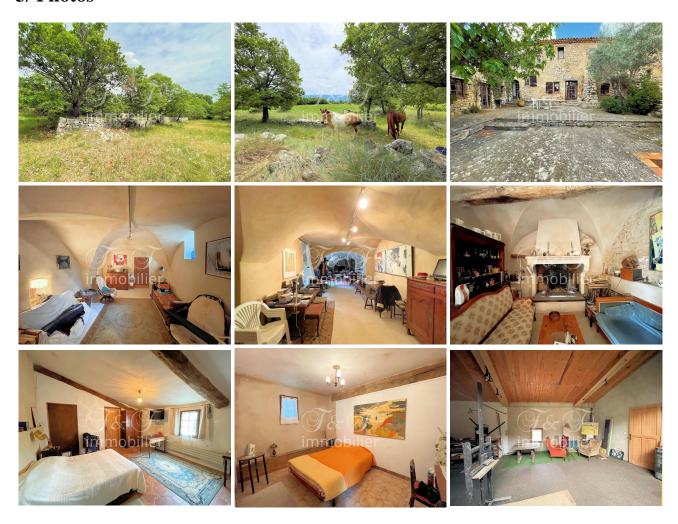
Covered terrace : Yes
Outdoor kitchen : No

Swimming pool: Possible up to  $80 \text{ m}^2$ 

Pool House : NoTennis : NoWell : No

Details, Strengths, other benefits: Very nice land, nice view

#### 3/ Photos



In the Viens area, a medieval village in the Luberon. Magnificent and authentic 18th century farmhouse, with more than 330 m² of living space. Charming Provencal stone farmhouse with an interior courtyard, comprising more than 10 rooms (6 bedrooms, living room of 80 m² with fireplace, ...) and more than 80 m² of outbuildings (workshop, cellar, garage). A major restoration was carried out in the 70s and 80s, this farmhouse now needs to be "refreshed". This superb mas is located on 1.25 hectares of

land and woods. A rare Provencal architectural set!

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