



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

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**Technical Sheet > Beautiful property near village > 620.000 euro**

<https://www.immobilier-en-luberon.fr/beautiful-property-near-village-1126>



Agency mandate number : 2920

**Amount of the property** : 620.000,00 euro (Agency fees at the expense of the Seller)  
(An average of 8% of notary fees will be added in supplement)

Region(s) : Céreste et environs, St Martin de Castillon et environs, Reillanne et environs

Availability : **immediately**

Negotiable price ? **oui**

Property tax : **2750 euro**

Annual charges (gas, water, electricity, ...) : **2600 €**

## **1/ Housing**

Construction Date : **1974**

General condition : **Very good**

Orientation : **south**

Living space : **240 m<sup>2</sup>**

Number of levels : **2**

Number of rooms : **8**

Main room : **60m M<sup>2</sup>**

Type of Kitchen : **opened**

Number of bedrooms : **6**

Number of bathrooms : **non**

Number of shower rooms : **4**

Number of toilets : **4**

Storage room : **1**

Basement : **no**

Cellar : **no**

Attic : **no**

Garage : **1**

Parking : **5**

Type of heating : **electric**

State of electricity, plumbing : **good**

Type of windows : **double glazing**

Drainage : **septic tank**

Possibility expansion : **yes**

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**

Energy balance (value) : **250**

Greenhouse gas balance (class) : **D 21 - 35**

Greenhouse gas balance (value) : **40**

Details, Strengths, other benefits : **In the countryside Facing the Luberon without any neighbors. Restored and very bright house. A borehole that ensures your water supply all year round. Land of 9000M<sup>2</sup> flat and suitable for swimming pool. A 100M<sup>2</sup> terrace on the ground floor and another 30M<sup>2</sup>**



## 2/ Garden

Area : 9000 m<sup>2</sup>

Terrace : yes 3

Covered terrace : yes 1

Outdoor kitchen : non

Swimming pool : no

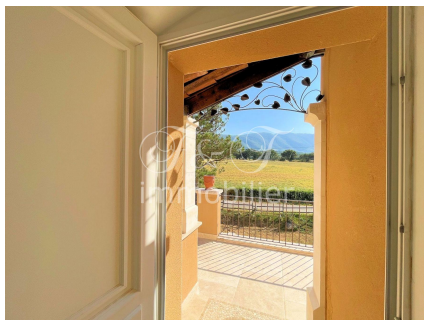
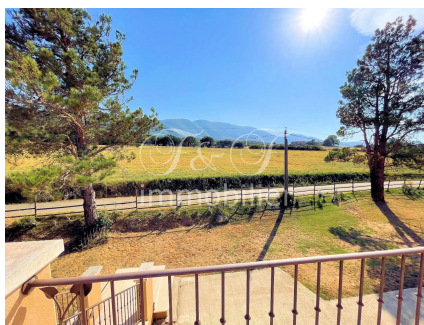
Pool House : no

Tennis : no

Well : yes

Details, Strengths, other benefits : Large family home and possibilities to operate gîtes.

## 3/ Photos



Between Saint Martin de Castillon and Céreste. Exceptional property with 3 studios on the ground floor and a superb 120 square meter apartment upstairs, offering breathtaking views of the Luberon. We are delighted to present to you this magnificent property located in an idyllic setting, offering panoramic views of the Luberon. This unique property consists of 3 ground floor studios, perfect for seasonal rentals or

hosting guests. Upstairs, you will discover a superb 120 square meter apartment. It includes 3 spacious bedrooms, ideal for accommodating a family. The bright living room offers a friendly living space, while the open and fully equipped kitchen will allow you to prepare delicious meals while enjoying the panoramic view. The 9000 square meter garden is a true haven of peace. With its majestic trees, colorful flowers and breathtaking view of the Luberon, you can enjoy moments of relaxation outdoors and organize activities with family or friends. Situated in a quiet and unspoiled environment, this property offers complete privacy whilst being close to local amenities and attractions. Don't miss this unique opportunity to become the owner of this superb property with its studios and spacious apartment. Contact us now to organize a visit and discover for yourself all the charm of this exceptional property.

## **Votre Agence Immobilière en Provence**

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