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Julius Hoffmann

49, boulevard du maréchal Foch - 84400 Apt

julius.ffimmobilier@gmail.com - 06 73 87 76 87



**Technical Sheet > Beautiful property on 1.3 hectares > 695.000 euro**

<https://www.immobilier-en-luberon.fr/beautiful-property-on-1-3-hectares-1135>



Agency mandate number : 2941

**Amount of the property** : 695.000,00 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 : **1500 euro**

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

## **1/ Housing**

Construction Date : **20th century**

General condition : **very good**

Orientation : **south-sout**

Living space : **180 m<sup>2</sup>**

Number of levels : **2**

Number of rooms : **6**

Main room : **50**

Type of Kitchen : **semi-open**

Number of bedrooms : **4**

Number of bathrooms : **X**

Number of shower rooms : **2**

Number of toilets : **2**

Storage room : **X**

Basement : **X**

Cellar : **X**

Attic : **yes**

Garage : **yes**

Parking : **yes**

Type of heating : **wood stove and split reversible air conditioning**

State of electricity, plumbing : **very good**

Type of windows : **double glazing**

Drainage : **septic tank**

Possibility expansion : **no**

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) : **211**

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

Greenhouse gas balance (value) : **6**

Details, Strengths, other benefits : **House partly in exposed stone, beautiful volumes, character. Restoration done with taste while respecting authenticity with good quality materials. Roof, electricity and plumbing in very good condition.**

## 2/ Garden

Area : 13000 m<sup>2</sup>

Terrace : yes

Covered terrace : yes

Outdoor kitchen : X

Swimming pool : X

Pool House : X

Tennis : X

Well : yes

Details, Strengths, other benefits : Large wooded and green plot of land all year round, quiet. Park and box for horses.

## 3/ Photos







Beautiful property located in an idyllic setting, with no neighbors on 1.3 hectares of land. This 180 m<sup>2</sup> property combines the charm of old and modern. It is composed as follows: 6 rooms on 2 levels. On the ground floor we will find a real entrance hall, a large living room and a dining room of 50 m<sup>2</sup>, a spacious fully equipped kitchen in solid mango wood, a large bedroom with dressing room, a bathroom, a separate toilet.

A laundry room and a workshop complete this 1st level. Upstairs, there are 3 bedrooms, a bathroom and toilet and access to the attic. Outside there is a pretty terrace accessible via the kitchen and living room. The land is relatively flat, and fenced on 1 hectare with 3 boxes and a tack room to accommodate horses, in a green space all year round. The surroundings of the land are magnificently wooded. A water collection well produces water all year round, even in summer. Parking for several vehicles, pétanque court, swimming pool area ready to accommodate an above-ground or semi-buried swimming pool. The property has been partly restored recently and with great taste and high quality materials. Some small finishing work is still in progress and will be completed by the time of sale. A rare property due to its location and setting.

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**06 81 04 03 91 | 06 80 11 35 20**