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**Technical Sheet > Old farmhouse with a view > 640.000 euro**

<https://www.immobilier-en-luberon.fr/old-farmhouse-with-a-view-1186>



Agency mandate number : 3002

**Amount of the property** : 640.000,00 euro (Agency fees at the expense of the Seller)  
(An average of 8% of notary fees will be added in supplement)

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

Availability : **Available for sale**

Negotiable price ? **oui**

Property tax : **N/P**

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

## **1/ Housing**

Construction Date : **1900**

General condition : **partly renovated**

Orientation : **South**

Living space : **105 m<sup>2</sup>**

Number of levels : **1**

Number of rooms : **3**

Main room : **20 m<sup>2</sup>**

Type of Kitchen : **closed**

Number of bedrooms : **2**

Number of bathrooms : **1**

Number of shower rooms : **N**

Number of toilets : **1**

Storage room : **1**

Basement : **N**

Cellar : **10 m<sup>2</sup>**

Attic : **N**

Garage : **N**

Parking : **yes**

Type of heating : **Fireplace + radiator**

State of electricity, plumbing : **good**

Type of windows : **Double glazing**

Drainage : **everything by sewer**

Possibility expansion : **150 m<sup>2</sup>**

Energy balance (class) : **Virgin**

Greenhouse gas balance (class) : **Virgin**

Details, Strengths, other benefits : **Beautiful old building with exposed stonework, family home, superb 110 m<sup>2</sup> barn (possibility of creating a home) Fully renovated 70 m<sup>2</sup> living area + 35 m<sup>2</sup> to finish renovating.**

## 2/ Garden

Area : 20000 m<sup>2</sup>

Terrace : 35 m<sup>2</sup>

Covered terrace : N

Outdoor kitchen : N

Swimming pool : N

Pool House : N

Tennis : N

Well : N

Details, Strengths, other benefits : Quiet setting in the heart of nature, close to the town centre. Magnificent 20,000 m<sup>2</sup> grounds with swimming pool. New roof, fruit trees, Provence canal. Extension of approx. 150 m<sup>2</sup>.

## 3/ Photos



This authentic farmhouse has retained all the charm of the past, with its beautiful stone barn, and comprises 2 parts. The 1st part comprises a house with approx. 70 m<sup>2</sup> of living space, comprising a ground floor with a closed, fully fitted kitchen, a living room with fireplace, a bathroom and a separate toilet. First floor: 2 large bedrooms. This part of the house has a 35 m<sup>2</sup> extension that can be used as a veranda or any other room you wish. The 2nd part is a superb stone paved barn, insulated and serviced,

with a surface area of approx. 110 m<sup>2</sup>, which you can use as you wish. All set in approx. 20,000 m<sup>2</sup> of wooded land. Ideal for creating the cocoon of your dreams in the heart of the Luberon.

## **Votre Agence Immobilière en Provence**

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