

## www.immobilier-en-luberon.fr Lilya Telili

49, boulevard du maréchal Foch - 84400 Apt

lilya.ffimmobilier@gmail.com - 06 18 21 87 57



#### 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:  $105 \text{ m}^2$  Number of levels: 1 Number of rooms: 3 Main room:  $20 \text{ m}^2$ 

Type of Kitchen: closedNumber of bedrooms: 2
Number of bathrooms: 1
Number of shower rooms: N

Number of toilets: 1Storage room: 1Basement: NCellar:  $10 \ m^2$ 

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 m² barn (possibility of creating a home) Fully renovated 70 m² living area + 35 m² to finish renovating.

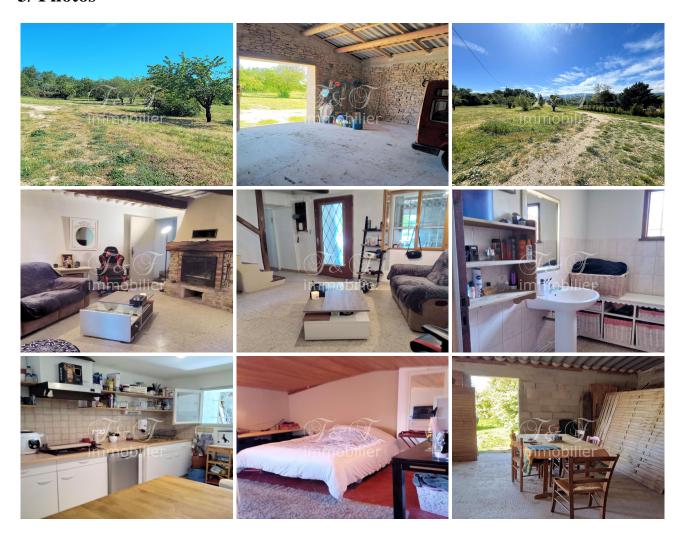
#### 2/ Garden

 $\begin{array}{l} {\rm Area:20000~m^2} \\ {\rm Terrace:35~m^2} \\ {\rm Covered~terrace:N} \\ {\rm Outdoor~kitchen:N} \\ {\rm Swimming~pool:N} \\ {\rm Pool~House:N} \\ {\rm Tennis:N} \end{array}$ 

Details, Strengths, other benefits: Quiet setting in the heart of nature, close to the town centre. Magnificent 20,000 m² grounds with swimming pool. New roof, fruit trees, Provence canal. Extension of approx. 150 m².

### 3/ Photos

Well: N



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 m² 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 m² 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 m², which you can use as you wish. All set in approx. 20,000 m² of wooded land. Ideal for creating the cocoon of your dreams in the heart of the Luberon.

# Votre Agencence Immobilière en Provence

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