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Technical Sheet > The authentic charm of a village house > 304.499 euro

<https://www.immobilier-en-luberon.fr/the-authentic-charm-of-a-village-house-1202>



Agency mandate number : 3021

Amount of the property : 304.499,00 euro (Agency fees at the expense of the Seller)
(An average of 8% of notary fees will be added in supplement)

Region(s) : **Isle Sur Sorgue et environ**

Availability : **free**

Negotiable price ? **non**

Property tax : **N/P**

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

1/ Housing

Construction Date : **1900**

General condition : **good condition**

Orientation : **south**

Living space : **45 m²**

Number of levels : **3**

Number of rooms : **5**

Main room : **Wohn-/Esszimmer**

Type of Kitchen : **American**

Number of bedrooms : **5**

Number of bathrooms : **1**

Number of shower rooms : **1**

Number of toilets : **2**

Storage room : **1**

Basement : **X**

Cellar : **X**

Attic : **X**

Garage : **30m²**

Parking : **1**

Type of heating : **electric**

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

Type of windows : **Doppelverglasung**

Drainage : **mains drainage**

Possibility expansion : **X**

Energy balance (class) : **Classe D : De 181 à 250 kWh/m²/an et de 30 à 50 kg CO₂/m²/an**

Energy balance (value) : **231**

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

Greenhouse gas balance (value) : **7**

Details, Strengths, other benefits : **Town centre, close to amenities, spacious house, large bedrooms, quiet location**

2/ Garden

Area : 272 m²

Terrace : X

Covered terrace : X

Outdoor kitchen : X

Swimming pool : X

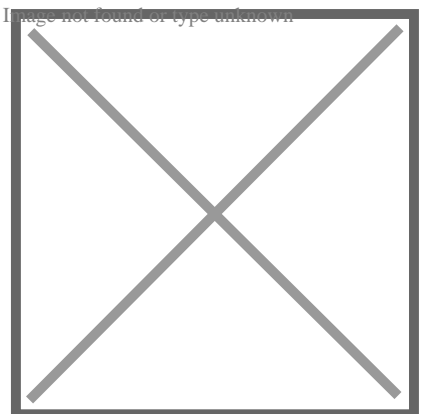
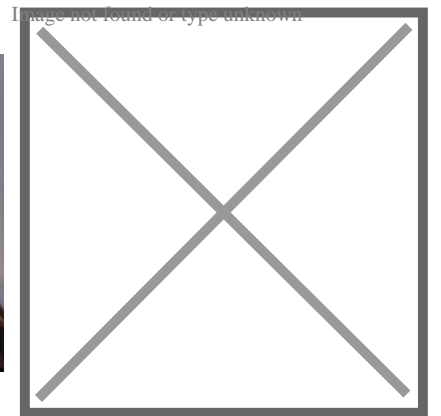
Pool House : X

Tennis : X

Well : X

Details, Strengths, other benefits : Town centre, close to amenities, spacious house, large bedrooms, quiet location

3/ Photos



An authentically charming 2-storey village house, renovated with quality materials and built in the early 20th century, offering 145 m² of living space on a 272 m² plot of

land. On the ground floor is a 112.7 m² courtyard with a 29 m² detached garage at the entrance to the property. On the 1st floor there is 66.6m² of living space comprising an open-plan kitchen/dining room with French ceiling and exposed beams, a shower room/WC, a utility room/storeroom/dressing room and a sitting room with fireplace, French ceiling and exposed beams. On the 2nd floor, there are three bedrooms, one of which is 18.3m² and the other two are approx. 14m². A bathroom with a skylight in the ceiling. A mezzanine has been created above the access hall to these bedrooms to accommodate a 4th bedroom or a study. There is a terrace with the possibility of extending and a courtyard to make the most of the pleasant outdoors.

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