



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

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**Technical Sheet > Pretty village house tastefully renovated > 164.000 euro**

<https://www.immobilier-en-luberon.fr/pretty-village-house-tastefully-renovated-1208>



Agency mandate number : 3019

**Amount of the property** : 164.000,00 euro (Agency fees at the expense of the Seller)  
(An average of 8% of notary fees will be added in supplement)

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

Availability : **FREE FOR SALE**

Negotiable price ? **oui**

Property tax : **500 euro**

Annual charges (gas, water, electricity, ...) : **X**

## **1/ Housing**

Construction Date : **X**

General condition : **VERY GOOD**

Orientation : **SOUTH**

Living space : **85 m<sup>2</sup>**

Number of levels : **2**

Number of rooms : **4**

Main room : **25**

Type of Kitchen : **opened**

Number of bedrooms : **2**

Number of bathrooms : **1**

Number of shower rooms : **X**

Number of toilets : **2**

Storage room : **1**

Basement : **X**

Cellar : **1**

Attic : **X**

Garage : **X**

Parking : **X**

Type of heating : **ELECTRIC**

State of electricity, plumbing : **GOOD**

Type of windows : **double glazing**

Drainage : **EVERYTHING TO THE SEWER**

Possibility expansion : **X**

Energy balance (class) : **Classe E : De 251 à 330 kWh/m<sup>2</sup>/an et de 50 à 70 kg CO<sub>2</sub>/m<sup>2</sup>/an**

Energy balance (value) : **357**

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

Greenhouse gas balance (value) : **11**

Details, Strengths, other benefits : **No work to be planned Possibility of terrace**

## 2/ Garden

Area : 0 m<sup>2</sup>

Terrace : X

Covered terrace : X

Outdoor kitchen : X

Swimming pool : X

Pool House : X

Tennis : X

Well : X

Details, Strengths, other benefits : X

## 3/ Photos



Located in the heart of the charming village of St-Christol, close to amenities, this charming village house, of about 85 m<sup>2</sup> of living space, completely renovated with taste and beautiful materials, offers you a beautiful living room with open kitchen, two bedrooms, an office, a bathroom and two toilets as well as the possibility of creating a Tropezian terrace Outside a large outbuilding offers plenty of storage space

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