

F & F IMMOBILIER

www.immobilier-en-luberon.fr

Edith Saulnier

3, rue Victor Hugo - 84480 Bonnieux

edith.ffimmobilier@gmail.com - 06 80 11 35 20



Technical Sheet > Mas and outbuildings in Rustrel > 798.000 euro

<https://www.immobilier-en-luberon.fr/mas-and-outbuildings-in-rustrel-1010>



Agency mandate number : 2788

Amount of the property : 798.000,00 euro (Agency fees at the expense of the Seller)
(An average of 8% of notary fees will be added in supplement)

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

Availability : **Available for sale**

Negotiable price ? **oui**

Property tax : **2500 euro**

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

1/ Housing

Construction Date : **19ème siècle**

General condition : **Good condition**

Orientation : **South**

Living space : **400 m²**

Number of levels : **3**

Number of rooms : **20**

Main room : **60 m²**

Type of Kitchen : **Closed, furnished, equipped**

Number of bedrooms : **10**

Number of bathrooms : **2**

Number of shower rooms : **1**

Number of toilets : **4**

Storage room : **Yes**

Basement : **No**

Cellar : **Yes**

Attic : **Yes**

Garage : **Yes**

Parking : **Yes**

Type of heating : **Oil central heating and fireplace**

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

Type of windows : **Double glazing everywhere**

Drainage : **Septic tank to redo**

Possibility expansion : **No**

Energy balance (class) : **Classe C : De 111 à 180 kWh/m²/an et de 11 à 30 kg CO₂/m²/an**

Energy balance (value) : **120**

Greenhouse gas balance (class) : **D 21 - 35**

Greenhouse gas balance (value) : **26**

Details, Strengths, other benefits : **Suitable for all types of project**

2/ Garden

Area : 7200 m²

Terrace : Yes

Covered terrace : No

Outdoor kitchen : Yes

Swimming pool : Yes

Pool House : No

Tennis : No

Well : Yes

Details, Strengths, other benefits : Easy access. Beautiful view over the Vaucluse mountains

3/ Photos



Close to the Provençal Colorado of Rustrel in the Luberon. Large and authentic Provençal farmhouse with 400 m² of living space and its outbuildings (hangar and sheds) of around 200 m² which can be used as tourist accommodation (guest rooms and gites, hotel, etc.) or as a large family residence. This real estate complex comprises, for the habitable part, 20 rooms including 10 bedrooms, a large living room with fireplace of 60 m², ... all located on more than 7,000 m² of land with an 11X5 m swimming pool. An ideal property for a large project !

Votre Agence Immobilière en Provence

www.immobilier-en-luberon.fr

06 81 04 03 91 | 06 80 11 35 20