



REAL ESTATE  
PRESTIGE & CHARACTER



- Ref : 9861MAM
- Price : 479 000 €
- Location : Provence-Alpes-Côte d'Azur / Vaucluse




15th century character house of around 230m<sup>2</sup> with convertible attic of 130m<sup>2</sup> offering a courtyard of 100m<sup>2</sup>, swimming pool 9.5X4 and fenced terraced land of 1250m<sup>2</sup>

House located in the heart of a village offering all amenities





<b>Ref : 9861MAM</b>	<b>Location</b>
Living space : <b>230 m<sup>2</sup></b> Total potential : <b>0 m<sup>2</sup></b> Land surface : <b>1 250 m<sup>2</sup></b> Dependences : <b>yes</b> Pool : <b>yes</b> Advantages : <b>Vaucluse</b> <b>Character house</b>	 <p>Region : <b>Provence-Alpes-Côte d'Azur</b>          Department : <b>Vaucluse</b></p>
Price : <b>479 000 €</b>	

Fees to be paid by the vendor

### Full description

This house with a living area of approximately 230m<sup>2</sup> is located in a small town in Haut Vaucluse on the border of two regions, Languedoc-Roussillon to the west and Rhône-Alpes to the north, and two departments, Drôme and the Gard.

This building was built in the 15th century, its ceiling was authenticated from that time

In the heart of a picturesque village, it offers large volumes and the possibility of extension for a large family or the development of a commercial activity, (Bed and Breakfast, catering...) through an attic convertible located on the 1st floor offering approximately 130m<sup>2</sup>

A swimming pool of 9.5m x 4.m is built on one of the two terraced grounds with a total area of 1250 m<sup>2</sup>

Quiet on the corner, the main entrance gives access to an interior courtyard of approximately 100m<sup>2</sup>  
 It should be noted that two entrances are possible, all on the street side, the house being at an angle,  
 The main entrance located on the part located on the 1st floor on the slightly rising street

1st floor, Main entrance opening onto a large courtyard of 100m<sup>2</sup>

Corridor of about 8m<sup>2</sup> crossing giving access to the house and the interior terrace  
 Kitchen with a large fitted and recently fitted fireplace of 30m<sup>2</sup> overlooking this courtyard  
 Bedroom 1 of approximately 30m<sup>2</sup> with two closets  
 Bedroom 2 of approximately 28m<sup>2</sup>  
 Living room 19.94m<sup>2</sup>  
 Bathroom 10m<sup>2</sup>  
 Shower room 10m<sup>2</sup>

Interior terrace serving the ground floor by means of a stone staircase

Ground floor

30m<sup>2</sup> entrance opening onto an interior courtyard

Bedroom 3 18m<sup>2</sup> also overlooking the courtyard

Bedroom 4 17m<sup>2</sup>

Shower room with WC 3.12m<sup>2</sup>

Entrance also opens onto another courtyard which has the boiler room of 23.17m<sup>2</sup>

Stone staircase giving on the street side and serving:

Two cellars including a wine cellar with an overall area of 35m<sup>2</sup>

Outside staircase leading to the attic of about 130m<sup>2</sup>

This attic can be used and converted into different rooms or bedrooms

Work to be planned excluding structural work

Land fenced in terraces on two levels with an overall area of 1250m<sup>2</sup>

9.5X4 stone pool with electric pump

Various

Air/water heat pump heating

new boiler

Consommations énergétiques (en énergie primaire) pour le chauffage, la production d'eau chaude sanitaire et le refroidissement		Émissions de gaz à effet de serre (GES) pour le chauffage, la production d'eau chaude sanitaire et le refroidissement	
Consommation conventionnelle : <b>267,00</b> kWh <sub>EP</sub> /m <sup>2</sup> .an		Estimation des émissions : <b>66,00</b> kg <sub>éqCO2</sub> /m <sup>2</sup> .an	
<p><b>Logement économe</b></p> <p>≤ 50 <b>A</b></p> <p>51 à 90 <b>B</b></p> <p>91 à 150 <b>C</b></p> <p>151 à 230 <b>D</b></p> <p>231 à 330 <b>E</b></p> <p>331 à 450 <b>F</b></p> <p>&gt; 450 <b>G</b></p> <p><b>Logement énergivore</b></p>	<p>Logement</p> <p><b>267</b></p> <p>kWh<sub>EP</sub>/m<sup>2</sup>.an</p>	<p><b>Faible émission de GES</b></p> <p>≤ 5 <b>A</b></p> <p>6 à 10 <b>B</b></p> <p>11 à 20 <b>C</b></p> <p>21 à 35 <b>D</b></p> <p>36 à 55 <b>E</b></p> <p>56 à 80 <b>F</b></p> <p>&gt; 80 <b>G</b></p> <p><b>Forte émission de GES</b></p>	<p>Logement</p> <p><b>66</b></p> <p>kg<sub>éqCO2</sub>/m<sup>2</sup>.an</p>

