



REAL ESTATE
PRESTIGE & CHARACTER



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



15th century character house of around 230m² with convertible attic of 130m² offering a courtyard of 100m², swimming pool 9.5X4 and fenced terraced land of 1250m²

House located in the heart of a village offering all amenities





Ref : 9861MAM

Location

Living space : **230 m²**
Total potential : **0 m²**
Land surface : **1 250 m²**
Dependences : **yes**
Pool : **yes**
Advantages :
Vaucluse
Character house



Region : **Provence-Alpes-Côte d'Azur**
Department : **Vaucluse**

Price : **479 000 €**

Fees to be paid by the vendor

Full description

This house with a living area of approximately 230m² 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 130m²

A swimming pool of 9.5m x 4.m is built on one of the two terraced grounds with a total area of 1250 m²

Quiet on the corner, the main entrance gives access to an interior courtyard of approximately 100m²
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 100m²

Corridor of about 8m² crossing giving access to the house and the interior terrace

Kitchen with a large fitted and recently fitted fireplace of 30m² overlooking this courtyard

Bedroom 1 of approximately 30m² with two closets

Bedroom 2 of approximately 28m²

Living room 19.94m²

Bathroom 10m²

Shower room 10m²

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



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Ground floor

30m² entrance opening onto an interior courtyard

Bedroom 3 18m² also overlooking the courtyard

Bedroom 4 17m²

Shower room with WC 3.12m²

Entrance also opens onto another courtyard which has the boiler room of 23.17m²

Stone staircase giving on the street side and serving:

Two cellars including a wine cellar with an overall area of 35m²

Outside staircase leading to the attic of about 130m²

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 1250m²

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 : 267,00 kWh _{EP} /m ² .an		Estimation des émissions : 66,00 kg _{éqCO2} /m ² .an	
<p>Logement économe</p> <p>≤ 50 A</p> <p>51 à 90 B</p> <p>91 à 150 C</p> <p>151 à 230 D</p> <p>231 à 330 E</p> <p>331 à 450 F</p> <p>> 450 G</p> <p>Logement énergivore</p>	<p>Logement</p> <p>267</p> <p>kWh_{EP}/m².an</p>	<p>Faible émission de GES</p> <p>≤ 5 A</p> <p>6 à 10 B</p> <p>11 à 20 C</p> <p>21 à 35 D</p> <p>36 à 55 E</p> <p>56 à 80 F</p> <p>> 80 G</p> <p>Forte émission de GES</p>	<p>Logement</p> <p>66</p> <p>kg_{éqCO2}/m².an</p>

