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Technical Sheet > Mas in the village of Villars > 495.000 euro

<https://www.proprietes-luberon.fr/mas-in-the-village-of-villars-33>





Agency mandate number : 2586

Amount of the property : 495.000,00 euro (Agency fees at the expense of the Seller)
(An average of 8% of notary fees will be added in supplement)

Department(s) : **Vaucluse (84)**

Availability : **Available for sale**

Negotiable price ? **oui**

Property tax : **1500 euro**

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

One minute walk from the center of the village of Villars, in the Luberon. Between village and countryside, 5 minutes walk from the Golf. Restored farmhouse from the 17th century with adjoining 3300 m² garden. This Mas, accessible from a beautiful interior courtyard, comprises : a house of over 100 m² comprising 4 rooms (a large patio on the south side, a living room with fireplace open onto the terrace and the garden, a kitchen, an office, two bedrooms, a bathroom with bath and shower, independant toilettes, cupboards), an independent studio of 33 m² (large room with kitchenette, open to the courtyard and the garden, bathroom with wc) and 75 m² of dependancies (garage, large storage rooms, laundry room, very nice wine cellar). The land offers a beautiful unobstructed view over the Vaucluse mountains and includes a

ruin to the west which can be rehabilitated. An atypical property between village life and countryside.

Construction Date : 17th century

General condition : Perfect condition

Living space : 135 m²

Exposure : North/Sout

Living room dimension : 44 m²

Living room : Yes

Type of Kitchen : Closed, furnished, equipped

Number of bedrooms : 4

Number of bathrooms : 2

Cellar : Y

Energy balance (class) : Classe D : De 180 à 250 kWh/m²/an et de 30 à 50 kg CO₂/m²/an

Greenhouse gas balance (class) : B 6 - 10

Air-conditioning : No

Other rooms : Laundry room, large storage rooms, garage, wine cellar

Field's surface : 3300 m²

Swimming pool : No

Jacuzzi : No

Sauna : No

Tennis : No

Other features : Ruin that can be rebuilt. Authorization for swimming pool

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