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**Technical Sheet > Charming village house with terrace > 325.000 euro**

<https://www.proprietes-luberon.fr/charming-village-house-with-terrace-59>







Agency mandate number : 2804

**Amount of the property :** 325.000,00 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 : **545 euro**

Annual charges (gas, water, electricity, ...) : **1000 € fuel / year and 80 € electricity / month**

**In Viens, a medieval village in the Luberon. 19th century village house of 98 m<sup>2</sup>, full of charm and fully restored with taste. Lounge with fireplace, 3 bedrooms with 3 bathrooms, living room with American kitchen opening onto a beautiful terrace with jaccuzi, small laundry room, workshop, ... central heating, southern exposure, private parking ... close to all amenities on foot !**

Construction Date : **19th century**

General condition : **Perfect condition**

Living space : **98 m<sup>2</sup>**

Exposure : **South**

Living room dimension : 30 m<sup>2</sup>

Living room : **Yes**

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

Number of bedrooms : 3

Number of bathrooms : 3

Cellar : **N**

Energy balance (class) : **Classe D : De 180 à 250 kWh/m<sup>2</sup>/an et de 30 à 50 kg CO<sub>2</sub>/m<sup>2</sup>/an**

Energy balance (value) : 208

Greenhouse gas balance (class) : **E 36 - 55**

Greenhouse gas balance (value) : 39

Air-conditioning : **No**

Other rooms : **Workshop**

Field's surface : 30 m<sup>2</sup>

Swimming pool : **No**

Jacuzzi : **Yes**

Sauna : **No**

Tennis : **No**

Other features : x **Small garden in front of the house**

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