



Ref : 9861MAM

15th century house in the upper Vaucluse

Area Saint-Nazaire



Habitable : 230 m²



Usable : 0 m²



Land : 1 250 m²

479 000 €

House of character for sale Vaucluse. 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 SUMMARY

Rooms :
Bedrooms : 5
Bathrooms : 0

Swimming pool : yes
Garage place : nc
Parking space : nc
Outbuildings : yes



Heat pump



Well



Adsl

Advantages : Vaucluse | Character house

SERVICES



1st Shops : 1 mn



All shops : 20 mn



Health : 25 mn



Kindergarten : 1 mn

Elementary : 5 mn

Middle School : 25 mn

High school : 25 mn



5 mn



25 mn



26 mn



5 mn



25 mn



50 mn

ENERGY INFORMATION

Consommation conventionnelle 267,00 kWh/m².an

Estimation des émissions 66,00 kg éqCO₂/m².an



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DESCRIPTION

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

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

Are you interested ?



Marie

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