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Technical Sheet > Villa in Viens facing the Luberon > 337.600 euro

<https://www.immobilier-en-luberon.fr/villa-in-viens-facing-the-luberon-1064>



Agency mandate number : 2845

Amount of the property : 337.600,00 euro (Agency fees at the expense of the Seller)
(An average of 8% of notary fees will be added in supplement)

Region(s) : **St Martin de Castillon et environs**

Availability : **Available for sale**

Negotiable price ? **oui**

Property tax : **980 euro**

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

1/ Housing

Construction Date : **1970**

General condition : **Good condition**

Orientation : **South**

Living space : **117 m²**

Number of levels : **2**

Number of rooms : **7**

Main room : **26 m²**

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

Number of bedrooms : **5**

Number of bathrooms : **X**

Number of shower rooms : **2**

Number of toilets : **2**

Storage room : **Yes**

Basement : **Yes**

Cellar : **Yes**

Attic : **No**

Garage : **Yes**

Parking : **Yes**

Type of heating : **Central oil, reversible air conditioning and fireplace with insert**

State of electricity, plumbing : **ok**

Type of windows : **Double glazing everywhere**

Drainage : **City sewer**

Possibility expansion : **Yes**

Energy balance (class) : **Classe E : De 251 à 330 kWh/m²/an et de 50 à 70 kg CO₂/m²/an**

Energy balance (value) : **328**

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

Greenhouse gas balance (value) : **57**

Details, Strengths, other benefits : **House with a large capacity. Convertible basement to make it habitable.**

2/ Garden

Area : 1900 m²

Terrace : Yes

Covered terrace : Yes

Outdoor kitchen : No

Swimming pool : Yes

Pool House : No

Tennis : No

Well : No

Details, Strengths, other benefits : Beautiful garden largely buildable. Beautiful view of the Luberon

3/ Photos



At 3 minutes walk from the center of the village (grocery store, bakery, bar/tobacconist, restaurants, ...), in a quiet area. Villa from the 1970s, facing the Luberon, set on a plot of 1,900 m². Villa on 3 levels composed of 3 trays of 60 m² on the ground : on the ground floor a basement with garages, boiler room, laundry room, storage; in R+1 : entrance, living room, veranda, kitchen, bedroom, bathroom, 1 office and toilets; in R+2 : clearances, 3 bedrooms, office, bathroom and wc. The garden is accessible by 2 entrances (North and South), parking, swimming pool area, dining

area, ... View over the Grand Luberon !

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