

F & F IMMOBILIER

www.immobilier-en-luberon.fr

Edith Saulnier

3, rue Victor Hugo - 84480 Bonnieux

edith.ffimmobilier@gmail.com - 06 80 11 35 20



Technical Sheet > Building to renovate in the city center > 65.000 euro

<https://www.immobilier-en-luberon.fr/building-to-renovate-in-the-city-center-1075>



Agency mandate number : 2862

Amount of the property : 65.000,00 euro (Agency fees at the expense of the Seller)
(An average of 8% of notary fees will be added in supplement)

Region(s) : **Apt et environs**

Availability : **Available for sale**

Negotiable price ? **oui**

Property tax : **N/P**

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

1/ Housing

Construction Date : **20ème siècle**

General condition : **To renovate**

Orientation : **North**

Living space : **120 m²**

Number of levels : **3**

Number of rooms : **7**

Main room : **20 m²**

Type of Kitchen : **Open**

Number of bedrooms : **3**

Number of bathrooms : **x**

Number of shower rooms : **3**

Number of toilets : **3**

Storage room : **No**

Basement : **No**

Cellar : **No**

Attic : **No**

Garage : **Yes**

Parking : **Yes**

Type of heating : **Electric heaters**

State of electricity, plumbing : **to review**

Type of windows : **Double glazing everywhere**

Drainage : **City sewer**

Possibility expansion : **No**

Energy balance (class) : **Classe F : De 331 à 420 kWh/m²/an et de 70 à 100 kg CO₂/m²/an**

Energy balance (value) : **387**

Greenhouse gas balance (class) : **C 11 - 20**

Greenhouse gas balance (value) : **12**

Details, Strengths, other benefits : **Downtown**

2/ Garden

Area : 0 m²

Terrace : X

Covered terrace : X

Outdoor kitchen : X

Swimming pool : X

Pool House : X

Tennis : X

Well : X

Details, Strengths, other benefits : **Building on a small quiet square**

3/ Photos



On a small square downtown Apt in the Luberon. Building to renovate, raised on 3 levels on the ground floor, comprising on the ground floor an entrance, a garage, then 3 small one-bedroom apartments of around 30 m² on each floor. By converting the garage into a common area (bicycles, laundry room, etc.), the rental income for the 3 furnished apartments is estimated at more than €22,000/year.

Votre Agence Immobilière en Provence

www.immobilier-en-luberon.fr

06 81 04 03 91 | 06 80 11 35 20