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Technical Sheet > Beautiful villa with swimming pool in Apt > 498.000 euro

<https://www.immobilier-en-luberon.fr/beautiful-villa-with-swimming-pool-in-apt-1087>



Agency mandate number : 2880

Amount of the property : 498.000,00 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 : **1900 euro**

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

1/ Housing

Construction Date : **2001**

General condition : **Perfect condition**

Orientation : **South**

Living space : **151 m²**

Number of levels : **1**

Number of rooms : **5**

Main room : **55 m²**

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

Number of bedrooms : **3/4**

Number of bathrooms : **1**

Number of shower rooms : **1**

Number of toilets : **3**

Storage room : **Yes**

Basement : **Yes**

Cellar : **Yes 19 m²**

Attic : **No**

Garage : **Yes 32 m²**

Parking : **Yes**

Type of heating : **Underfloor heating with pellet boiler and wood stove**

State of electricity, plumbing : **Perfect condition**

Type of windows : **Double glazing everywhere**

Drainage : **City sewer**

Possibility expansion : **Yes**

Energy balance (class) : **Classe D : De 181 à 250 kWh/m²/an et de 30 à 50 kg CO₂/m²/an**

Energy balance (value) : **208**

Greenhouse gas balance (class) : **B 6 - 10**

Greenhouse gas balance (value) : **6**

Details, Strengths, other benefits : **Ecological and economical house**

2/ Garden

Area : 2087 m²

Terrace : Yes

Covered terrace : Yes

Outdoor kitchen : Yes

Swimming pool : Yes

Pool House : Yes

Tennis : No

Well : Yes

Details, Strengths, other benefits : Well with pump for wc and garden watering (except summer). Near downtown, Luberon view

3/ Photos



Large villa of 151 m² of living space (+ adjoining garage, and outbuilding) offering great amenities (underfloor heating with pellet boiler, solar hot water tank, excellent insulation, custom-made kitchen, ...), and composed on the ground -floor (140 m²) of an entrance, a large living room of 55 m² with wood stove and its open kitchen, larder with access to the large garage of 32 m², cellar of 19 m²; 3 bedrooms including 1 master bedroom, 1 bathroom with shower and bath and a bathroom (shower). On the mezzanine : an office that can be used as an extra bedroom. House located on a plot of

2,100 m² with motorbikes and bicycles garage, composters, swimming pool area with summer kitchen, technical room, wc. Villa at 5 minutes from the city center, and superb unobstructed view to the south-west over the Luberon and the Apt valley.

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