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Lilya Telili

49, boulevard du maréchal Foch - 84400 Apt

[lilya.ffimmobilier@gmail.com](mailto:lilya.ffimmobilier@gmail.com) - 06 18 21 87 57



**Technical Sheet > Tourist real estate complex > 750.000 euro**

<https://www.immobilier-en-luberon.fr/tourist-real-estate-complex-1090>



Agency mandate number : 2814

**Amount of the property** : 750.000,00 euro (Agency fees at the expense of the Seller)  
(An average of 8% of notary fees will be added in supplement)

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

Availability : **Available for sale**

Negotiable price ? **oui**

Property tax : **1400 euro**

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

## **1/ Housing**

Construction Date : **2002**

General condition : **very well**

Orientation : **South/West**

Living space : **180 m<sup>2</sup>**

Number of levels : **1**

Number of rooms : **1**

Main room : **31 m<sup>2</sup>**

Type of Kitchen : **open**

Number of bedrooms : **6**

Number of bathrooms : **2**

Number of shower rooms : **2**

Number of toilets : **4**

Storage room : **N**

Basement : **N**

Cellar : **N**

Attic : **N**

Garage : **N**

Parking : **yes**

Type of heating : **electricity + reversible air conditioning**

State of electricity, plumbing : **very good**

Type of windows : **Double glazing**

Drainage : **everything by sewer**

Possibility expansion : **yes**

Energy balance (class) : **Virgin**

Greenhouse gas balance (class) : **Virgin**

Details, Strengths, other benefits : **Very bright houses, very well exposed, beautiful pool area, possibility to create an opening between the 2 houses, to make only one of 180 m<sup>2</sup> with a terrace of 100 m<sup>2</sup>.**

## 2/ Garden

Area : 1400 m<sup>2</sup>

Terrace : 100 m<sup>2</sup>

Covered terrace : yes

Outdoor kitchen : Yes

Swimming pool : 8x4

Pool House : Yes

Tennis : N

Well : N

Details, Strengths, other benefits : Well situated, close to the village and its shops. Walking distance in a few minutes, very nice view, also very close to the ochres of Rustrel. 10 minutes from Apt.

## 3/ Photos



This real estate complex consists of two two-storey houses of 90 m<sup>2</sup>. They both have : a ground floor with a living room with an open kitchen, particularly bright with its high ceilings and its French window opening onto the terrace on the view side. 2 bedrooms, a bathroom and a separate WC Upstairs : an office/lounge, and a 3rd bedroom, a bathroom and a WC. The houses are completed by a beautiful 8x4 swimming pool and its pool house on a plot of 1400 m<sup>2</sup>with parking.

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