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Technical Sheet > Property complex close to the city centre > 445.000 euro

 $\underline{https://www.immobilier-en-luberon.fr/property-complex-close-to-the-city-centre-1104}$



Agency mandate number: 2901

Amount of the property : 445.000,00 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: 1100 euro

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

1/ Housing

Construction Date : 1980 + 2024

General condition: Well Orientation: North / so Living space: 120 m^2 Number of levels: N Number of rooms: 5+4

Main room : $65 \text{ m}^2 + 35 \text{ m}^2$

Type of Kitchen: open

Number of bedrooms : 4 + 3Number of bathrooms : N

Number of shower rooms: 2+1

Number of toilets: 2+1 Storage room: 1+1

Basement : NCellar : NAttic : NGarage : NParking : yes

Type of heating: Reversible air conditioning + radiator

State of electricity, plumbing : good Type of windows : Double glazing Drainage : everything by sewer

Possibility expansion: N

Energy balance (class): Classe C: De 111 à 180 kWh/m²/an et de 11 à 30 kg CO2/m²/an

Energy balance (value): 158

Greenhouse gas balance (class): A < 5

Greenhouse gas balance (value): 5

Details, Strengths, other benefits: Large, bright villa, beautiful living room, master suite +

New house

2/ Garden

 ${\rm Area:880\ m^2}$

Terrace: $60 \text{ m}^2 + 50 \text{ m}^2$

 ${\rm Covered\ terrace:20\ m^2+50\ m^2}$

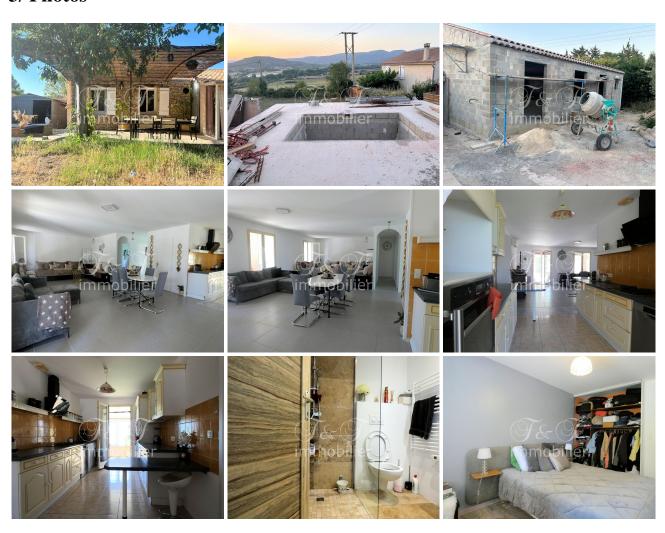
Outdoor kitchen: NSwimming pool: NPool House: NTennis: N

Well: N

Details, Strengths, other benefits: Beautiful garden with trees and fencing, + swimming

pool 4mx2.5m

3/ Photos



Close to all amenities. F&F IMMOBILIER offers you this beautiful property comprising a villa of approx. 120 m² with a kitchen opening onto a large living room of approx. 65 m², 4 bedrooms including 1 master suite, a second shower room and 2 WCs, one of which is separate. The garden features a lovely area planted with flowers and fenced off, a lovely terrace of approx. 60 m² with a 20 m² awning, and 2 verandas. The second 90 m² villa has a kitchen opening onto the living room, 3 bedrooms and a shower room with toilet. Outside, there is a 50 m² terrace with a 2.5 m x 4 m

swimming pool and superb views over the villages of Saint-Saturnins-lès Apt and Villars. A must-see!

Votre Agencence Immobilière en Provence

 $\begin{array}{c} www.immobilier-en-luberon.fr\\ 06\ 81\ 04\ 03\ 91\ |\ 06\ 80\ 11\ 35\ 20 \end{array}$