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

<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 m²**

Number of levels : **N**

Number of rooms : **5+4**

Main room : **65 m² + 35 m²**

Type of Kitchen : **open**

Number of bedrooms : **4 + 3**

Number of bathrooms : **N**

Number of shower rooms : **2+1**

Number of toilets : **2+1**

Storage room : **1+1**

Basement : **N**

Cellar : **N**

Attic : **N**

Garage : **N**

Parking : **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

Area : 880 m²

Terrace : 60 m²+50 m²

Covered terrace : 20 m² + 50 m²

Outdoor kitchen : N

Swimming pool : N

Pool House : N

Tennis : 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 Agence Immobilière en Provence

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