

## www.immobilier-en-luberon.fr Lilya Telili

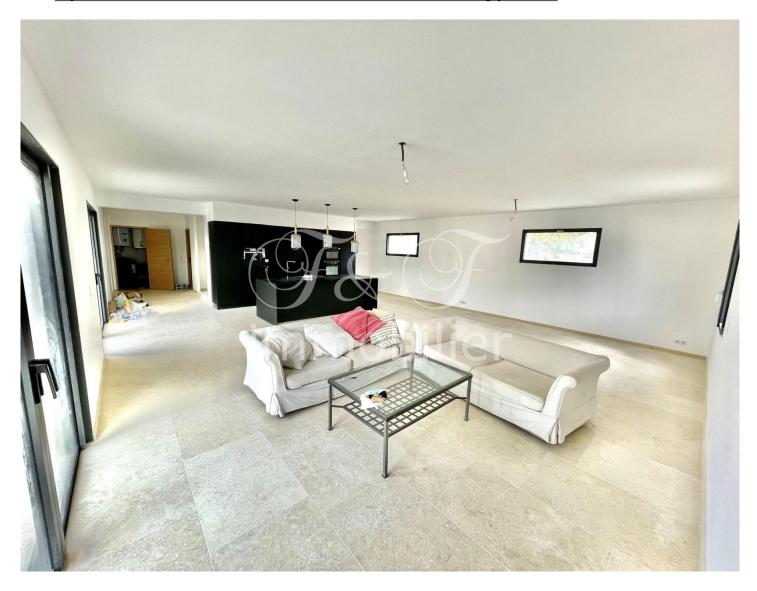
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## Technical Sheet > Beautiful new villa with swimming pool > 685.750 euro

https://www.immobilier-en-luberon.fr/beautiful-new-villa-with-swimming-pool-1132



**Amount of the property :** 685.750,00 euro (Agency fees at the expense of the Seller)

(An average of 8% of notary fees will be added in supplement)

Region(s): Saint Saturnin lès 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: 2021
General condition: new
Orientation: South West
Living space: 182 m²
Number of levels: 1
Number of rooms: 6
Main room: 67 m²
Type of Kitchen: open
Number of bedrooms: 5

 $\begin{array}{l} \text{Number of bathrooms}: N \\ \text{Number of shower rooms}: 3 \end{array}$ 

Number of toilets : 3Storage room : yes

 $\begin{array}{l} \text{Basement}: N \\ \text{Cellar}: N \\ \text{Attic}: N \\ \text{Garage}: N \\ \text{Parking}: yes \end{array}$ 

Type of heating: Reversible heated floor

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

Possibility expansion: N

Energy balance (class): Virgin

Greenhouse gas balance (class): Virgin

Details, Strengths, other benefits: Comfortable new house built with quality materials, ten-

year guarantee.

#### 2/ Garden

 $\begin{array}{l} {\rm Area:1000~m^2} \\ {\rm Terrace:50~m^2} \\ {\rm Covered~terrace:N} \\ {\rm Outdoor~kitchen:N} \\ {\rm Swimming~pool:5X10} \\ {\rm Pool~House:Yes} \end{array}$ 

 $\begin{array}{l} {\rm Tennis}: N \\ {\rm Well}: N \end{array}$ 

Details, Strengths, other benefits: Quiet environment, a few minutes from a hamlet with bakery, grocery store, nursery and primary schools.

### 3/ Photos



With a living area of 186 m², the house offers plenty of comfortable living space. On the ground floor, there is a large 68 m² living room with a fully-equipped open-plan kitchen and a practical pantry. There are also three bedrooms, including a master suite with its own bathroom and toilet. An additional bathroom and separate toilet are also available on this level. Upstairs, there are two further bedrooms, a toilet and a bathroom. There is underfloor heating on both levels, provided by a heat pump that also has a cooling function. In addition, all the windows are double-glazed for

optimum insulation. The grounds offer a lovely space in which to relax, with a 5x10 swimming pool and pool house.

# Votre Agencence Immobilière en Provence

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