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**Technical Sheet > House with land in Simiane-La-Rotonde > 212.000 euro**

<https://www.immobilier-en-luberon.fr/house-with-land-in-simiane-la-rotonde-1134>



Agency mandate number : 2940

**Amount of the property** : 212.000,00 euro (Agency fees at the expense of the Seller)  
(An average of 8% of notary fees will be added in supplement)

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

Availability : **available for sale**

Negotiable price ? **non**

Property tax : **N/P**

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

## **1/ Housing**

Construction Date : **2008**

General condition : **good**

Orientation : **South West**

Living space : **65 m<sup>2</sup>**

Number of levels : **1**

Number of rooms : **3**

Main room : **23**

Type of Kitchen : **opened**

Number of bedrooms : **2**

Number of bathrooms : **X**

Number of shower rooms : **1**

Number of toilets : **1**

Storage room : **1**

Basement : **X**

Cellar : **X**

Attic : **X**

Garage : **yes**

Parking : **yes**

Type of heating : **electric convectors**

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

Type of windows : **double glazing**

Drainage : **all in sewer**

Possibility expansion : **X**

Energy balance (class) : **Classe C : De 111 à 180 kWh/m<sup>2</sup>/an et de 11 à 30 kg CO<sub>2</sub>/m<sup>2</sup>/an**

Energy balance (value) : **123**

Greenhouse gas balance (class) : **A < 5**

Greenhouse gas balance (value) : **5**

Details, Strengths, other benefits : **Recent house, good general condition**

## 2/ Garden

Area : 450 m<sup>2</sup>

Terrace : yes

Covered terrace : X

Outdoor kitchen : X

Swimming pool : X

Pool House : X

Tennis : X

Well : X

Details, Strengths, other benefits : Partly fenced garden, quiet location in the countryside.

## 3/ Photos



House of 65 m<sup>2</sup> on a plot of 405m<sup>2</sup> located in a small subdivision of only 4 houses, in the countryside in a very quiet location, close to a hamlet. The house is on one level and consists of an open living/dining room/kitchen area, 2 bedrooms, 1 bathroom, 1 separate toilet, 1 small storeroom and 1 garage. The living room opens onto a south/southwest facing terrace. The construction dates from 2008, there is no major work to be planned except the installation of a kitchen. The land is partly fenced. The calm and pleasant setting makes it easy to escape for walks in the surrounding nature.

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