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Technical Sheet > Large villa with panoramic views > 745.000 euro

https://www.immobilier-en-luberon.fr/large-villa-with-panoramic-views-1160



Agency mandate number: 2967

Amount of the property: 745.000,00 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 : 3700 euro

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

1/ Housing

Construction Date: 1999

General condition: Perfect condition

Orientation : South West Living space : 203 m²

Number of levels : Single storey

Number of rooms: 7

Main room: 60 m² with fireplace

Type of Kitchen: Semi open, equipped

Number of bedrooms : 5Number of bathrooms : xNumber of shower rooms : 2

Number of toilets: 3 Storage room: Yes

Basement: Yes, 150 m²

Cellar: Yes, air-conditioned wine cellar

Attic : No
Garage : Yes

Parking: Yes, parking

Type of heating: Heat pumps (pre-installed underfloor heating)

 $\begin{array}{l} \textbf{State of electricity, plumbing: Perfect condition} \\ \textbf{Type of windows: Double glazing throughout} \end{array}$

Drainage: All in the city sewer

Possibility expansion: Yes, approximately 100 m² possible

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

Energy balance (value): 128

Greenhouse gas balance (class) : A < 5

Greenhouse gas balance (value): 4

Details, Strengths, other benefits: Very well equipped house: Air/Air heating (reversible), 5 bedrooms, very beautiful living room, garage with automatic door, air-conditioned wine cellar, Very large basement, 2 VMC, insulated attic, fiber installed, ... magnificent view!

2/ Garden

 $Area:3063\ m^{2}$

Terrace : Yes, many Covered terrace : Yes Outdoor kitchen : No

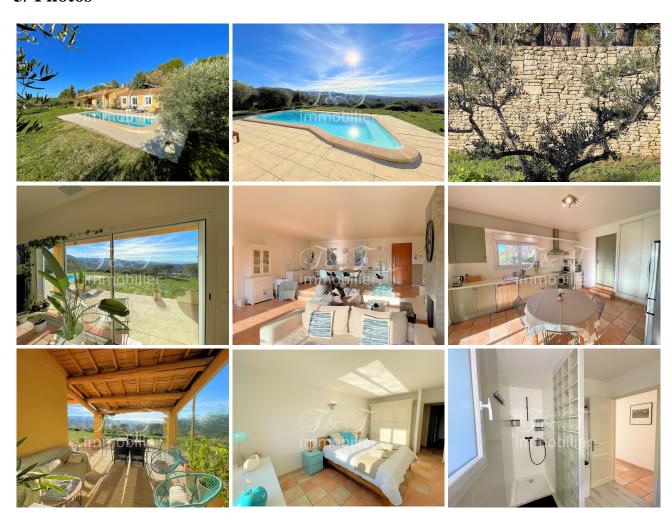
Swimming pool: Yes, heated

Pool House : NoTennis : NoWell : No

Details, Strengths, other benefits: Superb garden, full of charm. Automatic gate with

videophone, heated swimming pool, ... superb views

3/ Photos



A few minutes walk from Apt city center. Villa of 203 m² of living space, crossing South-West / North-East, benefiting from an exceptional and breathtaking view over the Luberon and the Apt valley. Fully air-conditioned villa comprising a bright living room of 60 m² with fireplace, opening onto a terrace, an equipped kitchen opening onto a covered terrace, a large laundry room/pantry; on the opposite: a hallway leading to 5 bedrooms and 2 bathrooms; 150 m² basement with garage, workshop and air-conditioned wine cellar. The land of more than 3,000 m² is equipped with a heated

swimming pool, offers numerous "terraced" terraces, various parking lots, automatic gate with videophone, exterior lighting... and allows for more than 300 m2 of construction (additionals). A magnificent and large villa close to the city center, ideally arranged and on one level, in perfect condition and with a superb view!

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