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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 : **5**

Number of bathrooms : **X**

Number 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)**

State of electricity, plumbing : **Perfect condition**

Type of windows : **Double glazing throughout**

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 m²

Terrace : Yes, many

Covered terrace : Yes

Outdoor kitchen : No

Swimming pool : Yes, heated

Pool House : No

Tennis : No

Well : 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 (additional). 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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