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Technical Sheet > House with views and large, well-wooded garden > 499.000 euro

<https://www.immobilier-en-luberon.fr/house-with-views-and-large-well-wooded-garden-1179>



Agency mandate number : 2996

Amount of the property : 499.000,00 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 : **free for sale**

Negotiable price ? **oui**

Property tax : **N/P**

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

1/ Housing

Construction Date : **1986**

General condition : **good**

Orientation : **south-east**

Living space : **97 m²**

Number of levels : **1**

Number of rooms : **4**

Main room : **35 m²**

Type of Kitchen : **closed with dining area**

Number of bedrooms : **3**

Number of bathrooms : **x**

Number of shower rooms : **1**

Number of toilets : **1**

Storage room : **x**

Basement : **yes**

Cellar : **yes**

Attic : **x**

Garage : **1**

Parking : **yes**

Type of heating : **electric + reversible climate control + fireplace**

State of electricity, plumbing : **good**

Type of windows : **double + single glazing**

Drainage : **septic tank**

Possibility expansion : **yes**

Energy balance (class) : **Classe D : De 181 à 250 kWh/m²/an et de 30 à 50 kg CO₂/m²/an**

Energy balance (value) : **246**

Greenhouse gas balance (class) : **B 6 - 10**

Greenhouse gas balance (value) : **8**

Details, Strengths, other benefits : **Air conditioning in living room + two bedrooms Italian shower Some single-glazed windows**

2/ Garden

Area : 6634 m²

Terrace : 50 m²

Covered terrace : 1

Outdoor kitchen : X

Swimming pool : 10 x 4

Pool House : X

Tennis : X

Well : X

Details, Strengths, other benefits : Dominant position, possibility of having a beautiful view while cutting down trees.

3/ Photos



On the heights of Apt, in a quiet area, pretty traditional house surrounded by greenery and century-old trees. It has 3 bedrooms on one level, a living room with fireplace, a large south-facing terrace, a large garage of 50 m² in the basement and a cellar. A secure swimming pool, a bowling green and a field of truffle oaks complete this property which has great potential after renovations.

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