



[www.immobilier-en-luberon.fr](http://www.immobilier-en-luberon.fr)

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**Technical Sheet > Beautiful individual house near the village of Viens with views > 485.000 euro**

<https://www.immobilier-en-luberon.fr/beautiful-individual-house-near-the-village-of-viens-with-views-1183>



**Amount of agency fees :** N/C

**Amount of the property :** 485.000,00 euro

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

Region(s) : **St Martin de Castillon et environs**

Availability : **AVAILABLE FOR SALE**

Negotiable price ? **non**

Property tax : **N/P**

Annual charges (gas, water, electricity, ...) : **X**

## **1/ Housing**

Construction Date : **2005**

General condition : **GOOD**

Orientation : **SOUTH**

Living space : **129 m<sup>2</sup>**

Number of levels : **2**

Number of rooms : **4**

Main room : **70**

Type of Kitchen : **opened**

Number of bedrooms : **3**

Number of bathrooms : **1**

Number of shower rooms : **1**

Number of toilets : **2**

Storage room : **X**

Basement : **X**

Cellar : **X**

Attic : **X**

Garage : **1**

Parking : **6**

Type of heating : **electric floor**

State of electricity, plumbing : **BON**

Type of windows : **double glazing**

Drainage : **SEPTIC TANK**

Possibility expansion : **X**

Energy balance (class) : **Classe E : De 251 à 330 kWh/m<sup>2</sup>/an et de 50 à 70 kg CO<sub>2</sub>/m<sup>2</sup>/an**

Energy balance (value) : **323**

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

Greenhouse gas balance (value) : **10**

Details, Strengths, other benefits : **X**



## 2/ Garden

Area : 4175 m<sup>2</sup>

Terrace : 1

Covered terrace : X

Outdoor kitchen : X

Swimming pool : X

Pool House : X

Tennis : X

Well : X

Details, Strengths, other benefits : X

## 3/ Photos



Traditionally built house with a large wooded plot of 4175 m<sup>2</sup> offering a large living room with open kitchen, a bedroom on the ground floor with bathroom, two bedrooms on the first floor, a bathroom Prime countryside location, just a few minutes walk from the village Its beautiful southern exposure ensures sunshine throughout the day and offers a very pretty view of the Luberon.

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