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Technical Sheet > Ground floor house + independant studio > 430.000 euro

<https://www.immobilier-en-luberon.fr/ground-floor-house-plus-independant-studio-1187>



Agency mandate number : 3005

Amount of the property : 430.000,00 euro (Agency fees at the expense of the Seller)
(An average of 8% of notary fees will be added in supplement)

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

Availability : **free for sale**

Negotiable price ? **oui**

Property tax : **1200 euro**

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

1/ Housing

Construction Date : **2018**

General condition : **very good**

Orientation : **south**

Living space : **152 m²**

Number of levels : **1**

Number of rooms : **6**

Main room : **30**

Type of Kitchen : **closed but possible to open**

Number of bedrooms : **4 plus an office**

Number of bathrooms : **1**

Number of shower rooms : **2**

Number of toilets : **3**

Storage room : **1**

Basement : **X**

Cellar : **X**

Attic : **X**

Garage : **1**

Parking : **yes**

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

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

Type of windows : **double glazing**

Drainage : **everything down the drain**

Possibility expansion : **yes**

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

Energy balance (value) : **110**

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

Greenhouse gas balance (value) : **3**

Details, Strengths, other benefits : **Evacuation for a stove provided in the living room, large room of 40 m² with independent entrance which can be converted into a studio or yoga room**

2/ Garden

Area : 945 m²

Terrace : 1

Covered terrace : 1

Outdoor kitchen : X

Swimming pool : X

Pool House : X

Tennis : X

Well : X

Details, Strengths, other benefits : 3 rainwater tanks of 1000 liters each are buried in the garden, automatic watering.

3/ Photos



Bright recent single storey house with 3 bedrooms, an office, an equipped kitchen, a garage and an independent studio. A pleasant terrace borders the house on the south side, the area is quiet and residential, school and small shops nearby.

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