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Nathalie Petitfils

49, boulevard du maréchal Foch - 84400 Apt

rosedouard44@gmail.com - 06 23 95 59 12



Technical Sheet > L'Isle sur la Sorgue: Saint Antoine district, lovely villa on a large plot. > 1.250.000 euro

<https://www.immobilier-en-luberon.fr/l-isle-sur-la-sorgue-saint-antoine-district-lovely-villa-on-a-large-plot-1195>



Agency mandate number : 3013

Amount of agency fees : 75.000,00 euro (at the expense of the buyer)

Seller net price : 1.175.000,00 euro

Amount of the property : 1.250.000,00 euro

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

Region(s) : **Isle Sur Sorgue et environ**

Availability : **free**

Negotiable price ? **oui**

Property tax : **2985 euro**

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

1/ Housing

Construction Date : **1983**

General condition : **GOOD**

Orientation : **south east**

Living space : **172 m²**

Number of levels : **2**

Number of rooms : **6**

Main room : **stay**

Type of Kitchen : **open**

Number of bedrooms : **4**

Number of bathrooms : **X**

Number of shower rooms : **2**

Number of toilets : **2**

Storage room : **1**

Basement : **X**

Cellar : **X**

Attic : **X**

Garage : **X**

Parking : **2**

Type of heating : **electric floor**

State of electricity, plumbing : **good**

Type of windows : **double glazing**

Drainage : **mains drainage**

Possibility expansion : **X**

Energy balance (class) : **Classe B : De 70 à 110 kWh/m²/an et de 6 à 11 kg CO₂/m²/an**

Energy balance (value) : **104**

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

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

Details, Strengths, other benefits : **Underfloor heating with good heat pump, very good insulation, exceptional views, excellent condition, large plot, double-glazed fireplace, swimming pool.**

2/ Garden

Area : 5700 m²

Terrace : 22

Covered terrace : 1

Outdoor kitchen : X

Swimming pool : 1

Pool House : 1

Tennis : X

Well : 1

Details, Strengths, other benefits : Underfloor heating with good heat pump, very good insulation, exceptional views, excellent condition, large plot, double-glazed fireplace, swimming pool.

3/ Photos





First and Fast presents this house on the heights of Saint Antoine, offering breathtaking views of the surrounding area. Set in 5,700 m² of land planted with olive trees, dry stone walls and a swimming pool, this high-quality, two-storey home offers a garden level living area with open-plan kitchen and dining area opening onto a terrace sheltered by a bioclimatic pergola, and a master bedroom with en suite shower room. Upstairs, there are three further bedrooms and a shower room. A unique opportunity to live in an exceptional setting.

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06 81 04 03 91 | 06 80 11 35 20