



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

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**Technical Sheet > Complex of 2 dwellings > 318.000 euro**

<https://www.immobilier-en-luberon.fr/complex-of-2-dwellings-1196>



Agency mandate number : 3015

**Amount of the property** : 318.000,00 euro (Agency fees at the expense of the Seller)  
(An average of 8% of notary fees will be added in supplement)

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

Availability : **X**

Negotiable price ? **non**

Property tax : **N/P**

Annual charges (gas, water, electricity, ...) : **70 per month in co-ownership charges**

## **1/ Housing**

Construction Date : **1980**

General condition : **good**

Orientation : **south**

Living space : **93 m<sup>2</sup>**

Number of levels : **1**

Number of rooms : **5**

Main room : **2**

Type of Kitchen : **open**

Number of bedrooms : **3**

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 : **3**

Type of heating : **reversible air conditioning**

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

Type of windows : **double glazing**

Drainage : **mains drainage**

Possibility expansion : **X**

Energy balance (class) : **Classe C : De 111 à 180 kWh/m<sup>2</sup>/an et de 11 à 30 kg CO<sub>2</sub>/m<sup>2</sup>/an**

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

Details, Strengths, other benefits : **The two flats are set in 355 m<sup>2</sup> of oak woodland, with 10 cottages and a heated swimming pool with poolhouse (managed by the ASL). T3 is classified as a 4-star gîte and has been awarded the 'Reconnu Valeur du Parc Naturel Régional du Luberon' label. Close**

## 2/ Garden

Area : 200 m<sup>2</sup>

Terrace : 56

Covered terrace : X

Outdoor kitchen : X

Swimming pool : community

Pool House : 1

Tennis : X

Well : X

Details, Strengths, other benefits : Net return: T2 rented for the year: 536€ + 203€ of charges (water, electricity, telephone, boxorange, wifi) The T3 is currently available.

Possibility: seasonal rental Possible return : high season (June/July/August):

€1,200/week mid-season (April/May/Sep)

## 3/ Photos





Set of 2 single-storey houses, located in a residence with 10 lots. This condominium includes 3 parking spaces, a swimming pool with pool house shared by the owners and bike storage. Situated in the hills above Cabrières d'Avignon, the property is just a few minutes from the town centre.

## **Votre Agence Immobilière en Provence**

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