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Technical Sheet > Villa with swimming pool and large plot > 499.000 euro

<https://www.immobilier-en-luberon.fr/villa-with-swimming-pool-and-large-plot-1198>



Agency mandate number : 2930

Amount of the property : 523.000,00 euro (Agency fees at the expense of the Seller)
(An average of 8% of notary fees will be added in supplement)

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

Availability : **immediately**

Negotiable price ? **oui**

Property tax : **N/P**

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

1/ Housing

Construction Date : **1990/2000**

General condition : **Very good**

Orientation : **south**

Living space : **162 m²**

Number of levels : **1**

Number of rooms : **5**

Main room : **37M²**

Type of Kitchen : **closed**

Number of bedrooms : **2/3**

Number of bathrooms : **1**

Number of shower rooms : **1**

Number of toilets : **2**

Storage room : **1**

Basement : **1**

Cellar : **1**

Attic : **no**

Garage : **1**

Parking : **5**

Type of heating : **insert/PAC**

State of electricity, plumbing : **good**

Type of windows : **double glazing**

Drainage : **down the drain**

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) : **231**

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

Greenhouse gas balance (value) : **7**

Details, Strengths, other benefits : **Excellent condition and large plot with building rights.
4x9 masonry swimming pool.**

2/ Garden

Area : 2500 m²

Terrace : yes

Covered terrace : yes

Outdoor kitchen : non

Swimming pool : yes

Pool House : non

Tennis : non

Well : no

Details, Strengths, other benefits :

3/ Photos



Near the charming village of Reillanne in the Luberon, in the Alpes de Haute Provence. Villa of approximately 160 m² of living space located on a beautiful wooded plot of 2,500 m² (buildable) with a masonry swimming pool, garden chalet, numerous shaded terraces. The villa has an large entrance, a large double living room of 37 m² with a beautiful fireplace with insert, a large equipped kitchen/dining room (these last 2 rooms open onto their respective terrace). A hallway leads to the two bedrooms (15 m² with cupboards) to the bathroom (shower) and separate toilets. In the basement you will find : a small apartment (bedroom, bathroom, kitchen/dining room,

separate toilet) with direct access to the garden; a large wine cellar, a storeroom, a very large garage of 70 m² ! A villa in perfect condition, facing south, ready to live in !

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