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Technical Sheet > Charming Provençal house > 609.000 euro

<https://www.immobilier-en-luberon.fr/charming-provencal-house-1199>



Agency mandate number : 58699

Amount of the property : 609.000,00 euro (Agency fees at the expense of the Seller)
(An average of 8% of notary fees will be added in supplement)

Region(s) : **Saint Saturnin lès Apt et environs**

Availability : **free for sale**

Negotiable price ? **oui**

Property tax : **1583 euro**

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

1/ Housing

Construction Date : **2001**

General condition : **very good**

Orientation : **south**

Living space : **130 m²**

Number of levels : **1**

Number of rooms : **6**

Main room : **40**

Type of Kitchen : **open**

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

Number of bathrooms : **1**

Number of shower rooms : **1**

Number of toilets : **3**

Storage room : **x**

Basement : **x**

Cellar : **1**

Attic : **x**

Garage : **a double**

Parking : **yes**

Type of heating : **electric + fireplace**

State of electricity, plumbing : **good**

Type of windows : **double glazing**

Drainage : **everything 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) : **216**

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

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

Details, Strengths, other benefits : **A bedroom with its shower room is on the ground floor, wine cellar, double garage, double car awning, water softener**

2/ Garden

Area : 2830 m²

Terrace : yes

Covered terrace : yes

Outdoor kitchen : yes

Swimming pool : yes

Pool House : yes

Tennis : X

Well : X

Details, Strengths, other benefits : 1000 m² of detachable and buildable land, boules pitch with lighting

3/ Photos



Located in the charming village of St Saturnin les Apt, close to essential shops, pretty one-storey Provençal house. The ground floor is composed of a large living room with fireplace and open kitchen, a bedroom with shower room and a wine cellar. On the first floor with nice view on the Luberon, you will find 3 more bedrooms with cupboards, an office and a bathroom. The 10x5m swimming pool with pool house has a waterfall and an automatic cleaning system. The whole with a large walled garden and a bowling green will encourage relaxation. A double garage, a water softener, access to the Provence canal, automatic watering and an electric gate complete this

property which is in very good general condition and connected to mains drainage.
Possibility of separating and selling part of the land which is buildable.

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