

www.immobilier-en-luberon.fr Nathalie Petitfils

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Technical Sheet > Charming property. > 1.260.000 euro

https://www.immobilier-en-luberon.fr/charming-property-1211



Agency mandate number: 3028

Amount of agency fees: N/C

Amount of the property: 1.260.000,00 euro

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

Region(s): Isle Sur Sorgue et environ

Availability: free
Negotiable price? non
Property tax: N/P

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

1/ Housing

Construction Date: 1989

General condition: excellent

Orientation: south
Living space: 240 m²
Number of levels: 2
Number of rooms: 7
Main room: 77

Type of Kitchen: open equipped

Number of bedrooms: 5
Number of bathrooms: 4
Number of shower rooms: 4

Number of toilets: 4Storage room: 1Basement: XCellar: 1

Garage: 1
Parking: 11

Attic: X

Type of heating: ground heat pump State of electricity, plumbing: excellent Type of windows: double glazing

Drainage : riolering
Possibility expansion : X

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

Greenhouse gas balance (class) : B 6 - 10

Details, Strengths, other benefits: space, quiet, large garden, living room of 77 m2, swimming pool with children's pool, well maintained, perfect condition

2/ Garden

 ${\rm Area:4000\ m^2}$

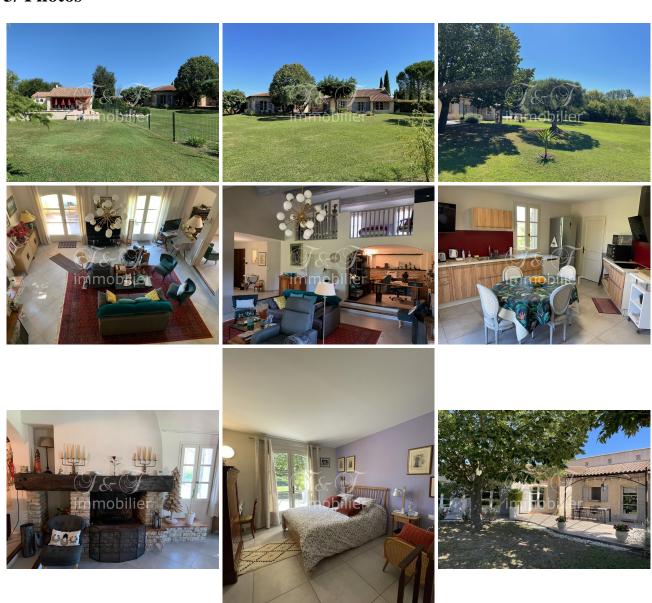
Terrace: 45

 $\begin{array}{l} \text{Covered terrace}: \ 1 \\ \text{Outdoor kitchen}: \ X \\ \text{Swimming pool}: \ 1 \\ \text{Pool House}: \ 1 \end{array}$

 $\begin{array}{l} \text{Tennis}: X \\ \text{Well}: 1 \end{array}$

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3/ Photos



Situated in the Saint Antoine district, this beautiful single-storey house offers 240 m2 of living space with a living room, fireplace and 77 m2 living room with mezzanine,

fully equipped kitchen, all opening onto a large 100 m2 shaded terrace that runs alongside the house. There are also two master suites, one of which is upstairs, and an independent three-bedroom flat. The 4000 m2 enclosed grounds with swimming pool and children's pool are sure to please. Very good quality fixtures and fittings.

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