



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

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**Technical Sheet > Ideal location for this spacious villa > 735.000 euro**

<https://www.immobilier-en-luberon.fr/ideal-location-for-this-spacious-villa-1213>



Agency mandate number : 3030

**Amount of agency fees :** N/C

**Amount of the property :** 735.000,00 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 : 1979

General condition : **very good condition**

Orientation : **south**

Living space : **180 m<sup>2</sup>**

Number of levels : **2**

Number of rooms : **6**

Main room : **63**

Type of Kitchen : **open**

Number of bedrooms : **4**

Number of bathrooms : **X**

Number of shower rooms : **3**

Number of toilets : **3**

Storage room : **1**

Basement : **X**

Cellar : **X**

Attic : **1**

Garage : **1**

Parking : **1**

Type of heating : **floor , wood stove**

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

Type of windows : **pvc**

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 : **Space, close to shops, schools, town centre**

## 2/ Garden

Area : 0 m<sup>2</sup>

Terrace : 44

Covered terrace : 1

Outdoor kitchen : X

Swimming pool : 1

Pool House : X

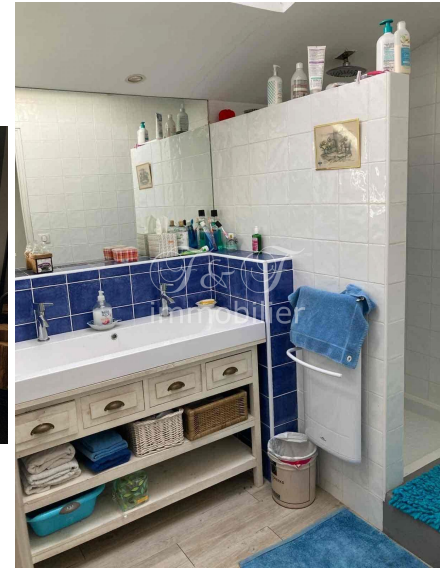
Tennis : X

Well : 1

Details, Strengths, other benefits : Space, close to shops, schools, town centre

## 3/ Photos





Spacious villa close to amenities Discover this magnificent, spacious villa, ideally located, offering an exceptional living environment within easy reach of all amenities. Nestled in a sought-after residential area, this property combines comfort, elegance and practicality, ideal for a family or for those looking for a generous living space. Main features: Size: This villa spans a living area of 180m<sup>2</sup>, offering bright, well laid-out spaces. Number of rooms: The villa has 5 bedrooms, including a master suite with dressing room and en suite bathroom, as well as 2 additional shower rooms. Living space: A large double lounge bathed in natural light, with large picture windows opening onto a sunny terrace and landscaped garden. Kitchen: A modern kitchen fully equipped with top-of-the-range materials, opening onto a convivial dining room. Outside: A 600 m<sup>2</sup> private garden, perfectly maintained, with swimming pool, relaxation area and barbecue area for convivial moments with family or friends. Amenities: Double garage, laundry room, cellar and plenty of storage space. Location: Close to schools, shops, public transport and main roads, offering quick and easy access to the town centre. This villa is a haven of peace, where every detail has been designed to offer optimum comfort and quality.

## **Votre Agence Immobilière en Provence**

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