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Technical Sheet > Villa with swimming pool and view in Lioux > 370.000 euro

<https://www.immobilier-en-luberon.fr/villa-with-swimming-pool-and-view-in-lioux-1216>



Agency mandate number : 3033

Amount of the property : 370.000,00 euro (Agency fees at the expense of the Seller)
(An average of 8% of notary fees will be added in supplement)

Region(s) : **Murs-Joucas**

Availability : **Available for sale**

Negotiable price ? **non**

Property tax : **664 euro**

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

1/ Housing

Construction Date : **1995**

General condition : **Perfect condition**

Orientation : **South**

Living space : **100 m²**

Number of levels : **2**

Number of rooms : **4**

Main room : **35 m²**

Type of Kitchen : **2 open kitchens**

Number of bedrooms : **3**

Number of bathrooms : **1**

Number of shower rooms : **1**

Number of toilets : **3**

Storage room : **Yes**

Basement : **No**

Cellar : **No**

Attic : **No**

Garage : **No**

Parking : **Yes, parking**

Type of heating : **Fireplace with insert and electric radiators**

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

Type of windows : **Double glazing throughout**

Drainage : **All in the city sewer**

Possibility expansion : **Yes**

Energy balance (class) : **Classe E : De 251 à 330 kWh/m²/an et de 50 à 70 kg CO₂/m²/an**

Energy balance (value) : **285**

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

Greenhouse gas balance (value) : **9**

Details, Strengths, other benefits : **House in good condition. View. Gite**

2/ Garden

Area : 1300 m²

Terrace : Yes 4

Covered terrace : Yes

Outdoor kitchen : No

Swimming pool : Yes

Pool House : No

Tennis : X

Well : X

Details, Strengths, other benefits : Very nice view, beautiful grounds, swimming pool

3/ Photos



In Lioux, in a quiet dead end, with a beautiful view over the Madeleine cliff. Villa of 100 m² split into 2 dwellings, located on a plot of 1,300 m² with swimming pool and workshop. Built in 1995, this villa has 1 gite of 50 m² with living room (lounge, dining room and open kitchen), a storeroom/wc/laundry room, and upstairs a beautiful bedroom with a double exposure (with a direct access to the garden and the swimming pool), a bathroom with wc; the "owner's" part also has a living room (kitchen, dining room, living room with insert fireplace, and 2 extra beds), a bathroom, separate toilet, cupboards, a small bedroom with a sink, opening onto an awning, and also a

mezzanine bedroom. The two dwellings communicate via a corridor, and the house is easily modular. Outside : swimming pool, workshop, parking ...

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