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Technical Sheet > House at the foot of the Luberon > 436.000 euro

<https://www.immobilier-en-luberon.fr/house-at-the-foot-of-the-luberon-1217>



Agency mandate number : 3035

Amount of agency fees : N/C

Amount of the property : 436.000,00 euro

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

Region(s) : Isle Sur Sorgue et environ

Availability : available for sale

Negotiable price ? **non**

Property tax : **1300 euro**

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

1/ Housing

Construction Date : **2009**

General condition : **very good general condition**

Orientation : **south**

Living space : **105 m²**

Number of levels : **2**

Number of rooms : **5**

Main room : **28 m²**

Type of Kitchen : **closed**

Number of bedrooms : **4**

Number of bathrooms : **1**

Number of shower rooms : **2**

Number of toilets : **2**

Storage room : **X**

Basement : **X**

Cellar : **X**

Attic : **X**

Garage : **1**

Parking : **1**

Type of heating : **electric, air conditioning**

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

Type of windows : **double glazing pvc**

Drainage : **all to the sewer**

Possibility expansion : **X**

Energy balance (class) : **Classe B : De 70 à 110 kWh/m²/an et de 6 à 11 kg CO₂/m²/an**

Energy balance (value) : **109**

Greenhouse gas balance (class) : **A < 5**

Greenhouse gas balance (value) : **3**

Details, Strengths, other benefits : **Excellent condition, 4 large bedrooms, large living room, beautiful garden, terrace, garage.**

2/ Garden

Area : 476 m²

Terrace : 1

Covered terrace : 1

Outdoor kitchen : X

Swimming pool : X

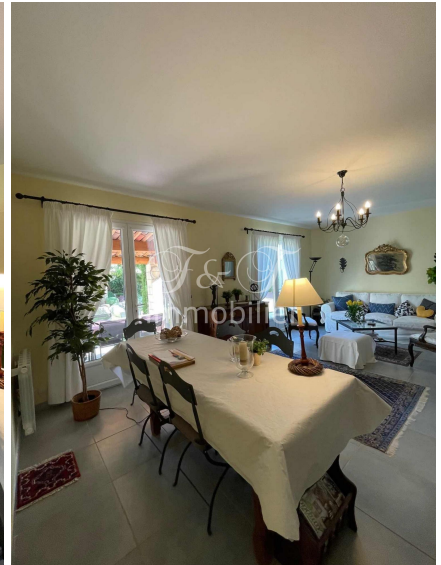
Pool House : X

Tennis : X

Well : X

Details, Strengths, other benefits : Excellent condition, 4 large bedrooms, large living room, beautiful garden, terrace, garage.

3/ Photos





Charming subdivision house at the foot of the Luberon Nestled in the heart of an enchanting setting, this magnificent subdivision house offers you the comfort and serenity you have always dreamed of. Located at the foot of the Luberon, it benefits from a privileged location, surrounded by the natural beauty of Provence. Main features: 4 spacious bedrooms: Ideal for accommodating the whole family, each of the bedrooms is bathed in natural light and offers a comfortable space to relax. A beautiful little garden: Enjoy a private green corner, perfect for your moments of relaxation in the open air, barbecues with friends or simply to admire the surrounding nature. The well-maintained garden is a true haven of peace. Exceptional setting: Located at the foot of the Luberon, this house immerses you in a picturesque environment, between hills, vineyards and hiking trails. The region offers a unique art of living, combining tranquility and natural beauty. Proximity to amenities: Although located in a peaceful setting, the house is close to shops, schools and services, guaranteeing a practical and pleasant daily life. Come and discover this favorite house, where every detail has been thought out to offer you an idyllic living environment. It is just waiting for you to become your new home at the foot of the Luberon.

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