

www.immobilier-en-luberon.fr Frédéric Gallier

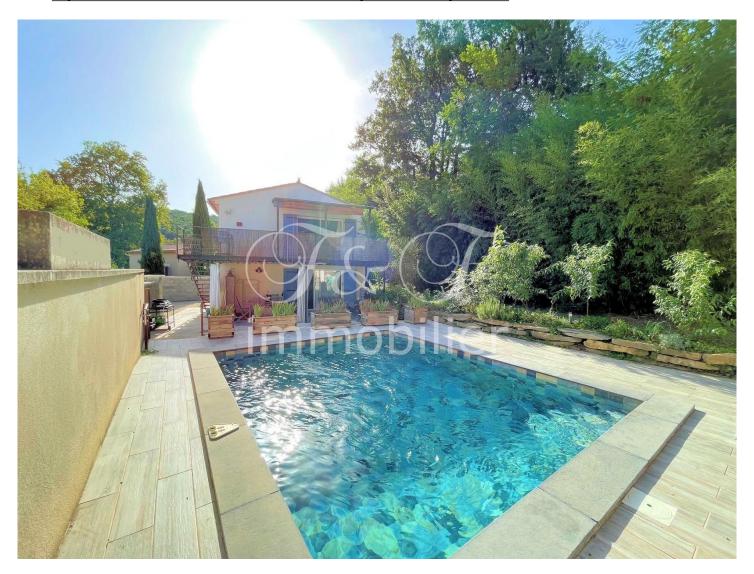
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Technical Sheet > Villa with 2 apartments and pool > 385.000 euro

 $\underline{https://www.immobilier-en-luberon.fr/villa-with-2-apartments-and-pool-1219}$



Agency mandate number: 3037

Amount of the property : 385.000,00 euro (Agency fees at the expense of the Seller)

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

Region(s): Saignon et environs Availability: Available for sale

Negotiable price ? non Property tax : N/P

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

1/ Housing

Construction Date: 2018

General condition: Perfect condition

Orientation: West
Living space: 120 m²
Number of levels: 2
Number of rooms: 6
Main room: 27 m²

Type of Kitchen: 2 open kitchens

Number of bedrooms: 4
Number of bathrooms: x
Number of shower rooms: 2

Number of toilets: 2Storage room: NoBasement: NoCellar: NoAttic: No

Garage : No Parking : Yes, parking

Type of heating: Electric radiators and reversible air conditioning upstairs

 $\label{eq:condition} \begin{tabular}{ll} \textbf{State of electricity, plumbing}: \textbf{Perfect condition} \\ \textbf{Type of windows}: \textbf{Double glazing throughout} \\ \end{tabular}$

Drainage: All in the city sewer

Possibility expansion: X

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

Energy balance (value): 149

Greenhouse gas balance (class) : A < 5

Greenhouse gas balance (value): 4

Details, Strengths, other benefits: House in perfect condition, sold furnished

2/ Garden

 $\begin{array}{l} {\rm Area:470~m^2} \\ {\rm Terrace:Yes} \end{array}$

Covered terrace : Yes
Outdoor kitchen : Yes

Swimming pool: Yes 4X5 concreted

Pool House: Yes

Tennis : X
Well : X

Details, Strengths, other benefits: Tiled swimming pool, beaches, large pool house, visitor

parking + private parking

3/ Photos



In Saignon, in the Luberon. Recent villa of 120 m² on 2 levels, composed of two F3 type dwellings (2 bedrooms) with private terrace. Each apartment includes a living room with open fitted kitchen, 2 bedrooms, a bathroom (shower) with toilet, and a large terrace. Land of 470 m² with concrete swimming pool, beaches, large pool house, garden, private parking and visitor parking. The accommodations are sold furnished. All the work has been carried out with all the conformities. No work to be planned! Ideal for investment (seasonal rental report on request), holiday home with

gite, intergenerational family, ...

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