



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

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

<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 m<sup>2</sup>**

Number of levels : **2**

Number of rooms : **6**

Main room : **27 m<sup>2</sup>**

Type of Kitchen : **2 open kitchens**

Number of bedrooms : **4**

Number of bathrooms : **X**

Number of shower rooms : **2**

Number of toilets : **2**

Storage room : **No**

Basement : **No**

Cellar : **No**

Attic : **No**

Garage : **No**

Parking : **Yes, parking**

Type of heating : **Electric radiators and reversible air conditioning upstairs**

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

Type of windows : **Double glazing throughout**

Drainage : **All in the city sewer**

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**

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

Area : 470 m<sup>2</sup>

Terrace : Yes

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 m<sup>2</sup> 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 m<sup>2</sup> 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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