



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

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**Technical Sheet > Lovely detached villa with garden and pool > 296.800 euro**

<https://www.immobilier-en-luberon.fr/lovely-detached-villa-with-garden-and-pool-1223>



Agency mandate number : 3043

**Amount of agency fees :** 16.800,00 euro (at the expense of the buyer)

**Seller net price :** 280.000,00 euro

**Amount of the property :** 296.800,00 euro

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

Region(s) : **Céreste et environs**

Availability : **FREE FOR SALE**

Negotiable price ? **non**

Property tax : **1900 euro**

Annual charges (gas, water, electricity, ...) : **X**

## **1/ Housing**

Construction Date : **X**

General condition : **VERY GOOD**

Orientation : **OSTEN-WEST**

Living space : **90 m<sup>2</sup>**

Number of levels : **2**

Number of rooms : **4**

Main room : **26**

Type of Kitchen : **SEPARATE**

Number of bedrooms : **3**

Number of bathrooms : **X**

Number of shower rooms : **1**

Number of toilets : **1**

Storage room : **1**

Basement : **X**

Cellar : **X**

Attic : **X**

Garage : **1**

Parking : **3**

Type of heating : **CENTRAL FUEL**

State of electricity, plumbing : **GOOD**

Type of windows : **double glazing**

Drainage : **SEPTIC TANK**

Possibility expansion : **X**

Energy balance (class) : **Virgin**

Greenhouse gas balance (class) : **Virgin**

Details, Strengths, other benefits : **No work to be planned Quiet location without nuisance**

## 2/ Garden

Area : 745 m<sup>2</sup>

Terrace : X

Covered terrace : X

Outdoor kitchen : X

Swimming pool : SEMI BURIED

Pool House : X

Tennis : X

Well : X

Details, Strengths, other benefits : Enclosed and wooded garden out of sight

## 3/ Photos



Detached house with land and semi-inground swimming pool comprising a beautiful living room of 26 m<sup>2</sup> opening onto a sunny veranda of 22 m<sup>2</sup>, a fitted kitchen with dining area of 17 m<sup>2</sup>, a bedroom with storage on the ground floor of 11 m<sup>2</sup>, a bathroom with toilet as well as two bedrooms of 14 m<sup>2</sup> and 13 m<sup>2</sup> upstairs A large garage of 31 m<sup>2</sup> and a workshop of 11 m<sup>2</sup> will provide you with beautiful storage Comfortable and sunny house without any work to be done Great opportunity

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