



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

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**Technical Sheet > Property facing the Luberon > 2.415.000 euro**

<https://www.immobilier-en-luberon.fr/property-facing-the-luberon-1242>



Agency mandate number : 2925

**Amount of the property :** 2.415.000,00 euro (Agency fees at the expense of the Seller)  
(An average of 8% of notary fees will be added in supplement)

Region(s) : **St Martin de Castillon et environs**

Availability : **Available for sale**

Negotiable price ? **oui**

Property tax : **N/P**

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

## **1/ Housing**

Construction Date : **2009**

General condition : **Perfect condition**

Orientation : **South**

Living space : **265 m<sup>2</sup>**

Number of levels : **2**

Number of rooms : **9**

Main room : **80 m<sup>2</sup>**

Type of Kitchen : **Open, furnished and equipped**

Number of bedrooms : **6**

Number of bathrooms : **X**

Number of shower rooms : **4**

Number of toilets : **5**

Storage room : **Yes**

Basement : **Yes**

Cellar : **X**

Attic : **No**

Garage : **Yes**

Parking : **Yes, parking**

Type of heating : **Underfloor heating**

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

Type of windows : **Double glazing throughout**

Drainage : **New septic tank**

Possibility expansion : **Yes**

Energy balance (class) : **Classe B : De 70 à 110 kWh/m<sup>2</sup>/an et de 6 à 11 kg CO<sub>2</sub>/m<sup>2</sup>/an**

Energy balance (value) : **91**

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

Greenhouse gas balance (value) : **4**

Details, Strengths, other benefits : **Completely renovated by an interior designer**

## 2/ Garden

Area : 5000 m<sup>2</sup>

Terrace : 100 m<sup>2</sup>

Covered terrace : Yes

Outdoor kitchen : Yes

Swimming pool : Yes

Pool House : Yes

Tennis : No

Well : No

Details, Strengths, other benefits : Large infinity pool, automatic sliding gate, bowling alley, ...

## 3/ Photos



Close to the medieval village of Viens, in the Vaucluse. Exceptional property of more than 265 m<sup>2</sup> of living space with a breathtaking view over the Luberon. This property, built in 2009, and recently renovated by a renowned interior designer, has a large living room opening onto a 100 m<sup>2</sup> terrace with an exceptional view, 5 bedrooms (including 2 suites with bathroom), laundry room, independent studio, garage, ... The landscaped garden, enclosed by stone walls, has a large infinity pool, beaches, pool house and summer kitchen, bowling alley, ... The property is sold fully furnished !

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