



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

Edith Saulnier

3, rue Victor Hugo - 84480 Bonnieux

edith.ffimmobilier@gmail.com - 06 80 11 35 20



**Technical Sheet > Townhouse with terrace, garage and cellar > 305.000 euro**

<https://www.immobilier-en-luberon.fr/townhouse-with-terrace-garage-and-cellar-1041>



Agency mandate number : 2819

**Amount of the property :** 305.000,00 euro (Agency fees at the expense of the Seller)  
(An average of 8% of notary fees will be added in supplement)

Region(s) : **Apt et environs**

Availability : **Available for sale**

Negotiable price ? **oui**

Property tax : **N/P**

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

## **1/ Housing**

Construction Date : **1900**

General condition : **good**

Orientation : **east west**

Living space : **140 m<sup>2</sup>**

Number of levels : **3**

Number of rooms : **5**

Main room : **30 m<sup>2</sup>**

Type of Kitchen : **equipped kitchen**

Number of bedrooms : **4**

Number of bathrooms : **1**

Number of shower rooms : **1**

Number of toilets : **3**

Storage room : **X**

Basement : **X**

Cellar : **1**

Attic : **X**

Garage : **40 m<sup>2</sup>**

Parking : **X**

Type of heating : **air conditioner**

State of electricity, plumbing : **good**

Type of windows : **double glazing**

Drainage : **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) : **129**

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

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

Details, Strengths, other benefits : **Spacious rooms, double glazing, 3 toilets, electric shutters, large garage, no work to be planned.**



## 2/ Garden

Area : 0 m<sup>2</sup>

Terrace : 14 m<sup>2</sup>

Covered terrace : X

Outdoor kitchen : yes

Swimming pool : X

Pool House : X

Tennis : X

Well : X

Details, Strengths, other benefits : In the city center, close to shops, quiet street, large garage, large cellar and terrace of 14 m<sup>2</sup> with fully equipped kitchen, nice view.

## 3/ Photos



In the heart of downtown Apt, close to shops, in a quiet alley. Beautiful town house on 3 levels of around 140 m<sup>2</sup> of living space : living room of around 30m<sup>2</sup>, separate kitchen of 11m<sup>2</sup>, 4 bedrooms, a bathroom and a shower room, 3 toilets. Very nice terrace with view over the roofs of Apt and the dome of the cathedral. A very large garage of about 40 m<sup>2</sup>, and a cellar of 30 m<sup>2</sup>. To see quickly !!!

**Votre Agence Immobilière en Provence**

**www.immobilier-en-luberon.fr**  
**06 81 04 03 91 | 06 80 11 35 20**