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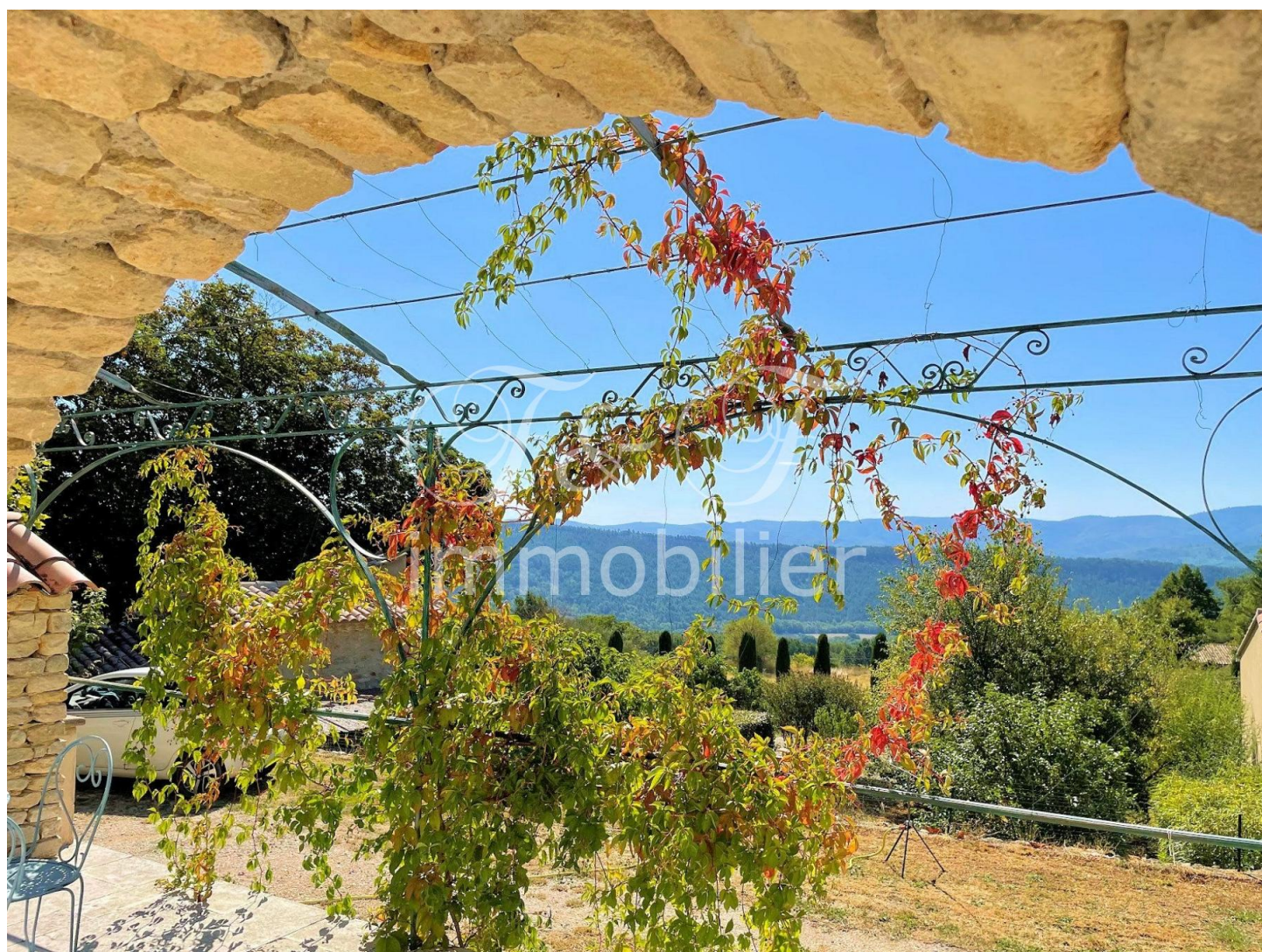
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Technical Sheet > Single storey villa in Viens > 420.000 euro

<https://www.immobilier-en-luberon.fr/single-storey-villa-in-viens-1045>



Agency mandate number : 51269

Amount of the property : 420.000,00 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 : 800 euro

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

1/ Housing

Construction Date : 1990

General condition : Good condition

Orientation : South

Living space : 90 m²

Number of levels : 1

Number of rooms : 4

Main room : 30 m²

Type of Kitchen : Closed, furnished, equipped

Number of bedrooms : 2

Number of bathrooms : 1

Number of shower rooms : 1

Number of toilets : 1

Storage room : No

Basement : Crawlspace

Cellar : No

Attic : No

Garage : Yes 32 m²

Parking : Yes

Type of heating : Heat pump central heating

State of electricity, plumbing : Perfect condition

Type of windows : Double glazing everywhere

Drainage : New septic tank

Possibility expansion : Yes

Energy balance (class) : Classe B : De 70 à 110 kWh/m²/an et de 6 à 11 kg CO₂/m²/an

Energy balance (value) : 95

Greenhouse gas balance (class) : A < 5

Greenhouse gas balance (value) : 3

Details, Strengths, other benefits : Solar water heater. Central heating by heat pump. Single storey.

2/ Garden

Area : 1900 m²

Terrace : Yes

Covered terrace : Yes

Outdoor kitchen : No

Swimming pool : No

Pool House : No

Tennis : No

Well : Yes

Details, Strengths, other benefits : Building plot

3/ Photos



At 5 minutes walk from the center of the medieval village of Viens in the Luberon. Villa on one level, 90 m² of living space (2 bedrooms, office, ...) with a living room opening onto a terrace enjoying a superb view over the Luberon. House in excellent condition, well insulated (classified B), set in 1,900 m² of land including a 32 m² garage.

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