

# www.immobilier-en-luberon.fr Julius Hoffmann

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## $Technical\ Sheet > House\ with\ swimming\ pool\ in\ Saint-Saturnin > 525.000\ euro$

https://www.immobilier-en-luberon.fr/house-with-swimming-pool-in-saint-saturnin-1078



Agency mandate number: 2873

Amount of the property: 525.000,00 euro (Agency fees at the expense of the Seller)

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

Region(s): Saint Saturnin lès Apt et environs

Availability: available for sale

Negotiable price ? non Property tax : N/P

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

### 1/ Housing

Construction Date: 1970
General condition: well
Orientation: south/sout
Living space: 150 m²
Number of levels: 2
Number of rooms: 4
Main room: 70

Type of Kitchen: opened Number of bedrooms: 3 Number of bathrooms: 1 Number of shower rooms: 1

Number of toilets: 2
Storage room: 1
Basement: x
Cellar: yes
Attic: x
Garage: 2
Parking: yes

Type of heating: fuel oil plant
State of electricity, plumbing: ok
Type of windows: double glazing

Drainage : septic tank
Possibility expansion : X

Energy balance (class): Virgin

Greenhouse gas balance (class): Virgin

Details, Strengths, other benefits: Very large living/dining room, large bright bedrooms.

#### 2/ Garden

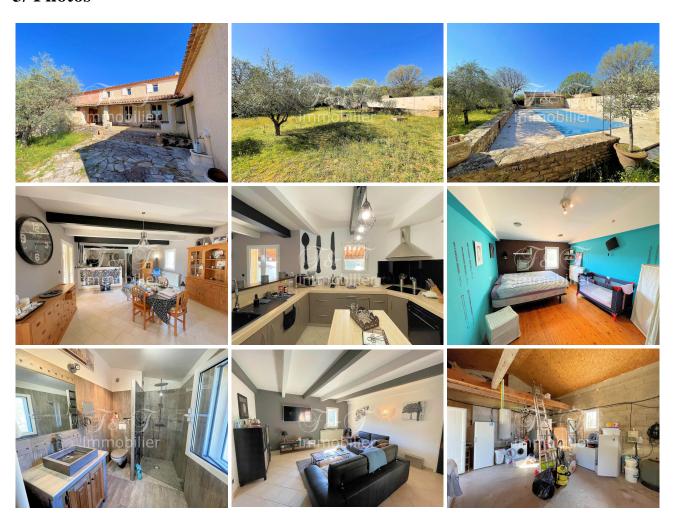
Area: 3800 m<sup>2</sup> Terrace: yes

Covered terrace : yes Outdoor kitchen : yes Swimming pool : yes Pool House : yes

Tennis : X Well : yes

Details, Strengths, other benefits: Flat and raised ground, with many olive trees. Large swimming pool with pool house and summer kitchen. Several outbuildings. Located between Saint Saturnin and Roussillon.

#### 3/ Photos



Terraced house on 2 levels of approximately 150 m² on a large flat plot of 3800 m². This property consists on the ground floor of a fully equipped kitchen open to a large living / dining room, a spacious bathroom and a small cellar. Upstairs are 3 large bedrooms, a space that can be used as an office or dressing room, as well as a bathroom. Outside, a beautiful 9x5m swimming pool with its large pool house of around 40m² with kitchen. Several outbuildings complete this property: 2 garages

including 1 of 36 m<sup>2</sup>, a wooden shelter. Well with lift pump.

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