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Technical Sheet > Single storey villa near downtown > 295.000 euro

<https://www.immobilier-en-luberon.fr/single-storey-villa-near-downtown-1080>



Agency mandate number : 2867

Amount of the property : 295.000,00 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 : **1200 euro**

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

1/ Housing

Construction Date : **1982**

General condition : **Good condition**

Orientation : **South**

Living space : **100 m²**

Number of levels : **1**

Number of rooms : **5**

Main room : **30,5 m²**

Type of Kitchen : **Closed**

Number of bedrooms : **4**

Number of bathrooms : **1**

Number of shower rooms : **X**

Number of toilets : **1**

Storage room : **No**

Basement : **Yes 57 m²**

Cellar : **Yes**

Attic : **No**

Garage : **Yes**

Parking : **Yes**

Type of heating : **Oil central heating and fireplace with insert**

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

Type of windows : **Double glazing everywhere**

Drainage : **City sewer**

Possibility expansion : **Yes**

Energy balance (class) : **Classe D : De 181 à 250 kWh/m²/an et de 30 à 50 kg CO₂/m²/an**

Energy balance (value) : **218**

Greenhouse gas balance (class) : **D 21 - 35**

Greenhouse gas balance (value) : **46**

Details, Strengths, other benefits : **Large house with 4 bedrooms + living room + kitchen...with many possibilities for development. Possibility of creating another bathroom with the total basement, ...**

2/ Garden

Area : 610 m²

Terrace : Yes 2

Covered terrace : Yes

Outdoor kitchen : No

Swimming pool : No

Pool House : No

Tennis : No

Well : No

Details, Strengths, other benefits : 2 car entrances per gate: North and South

3/ Photos



Under offer to purchase Close to the town center of Apt in the Luberon. Villa of 100 m² on one level, located on a plot of 610 m² not overlooked. Villa with 5 rooms (4 bedrooms + living room of 30.5 m² with fireplace), basement 57 m² and garage. Villa built in 1982 with excellent materials, facing south, ... to visit !

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