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Technical Sheet > Middle-class house near the city center > 330.000 euro

<https://www.immobilier-en-luberon.fr/middle-class-house-near-the-city-center-1085>



Agency mandate number : 2878

Amount of the property : 330.000,00 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 : **1920 euro**

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

1/ Housing

Construction Date : **Début 20ème siè**

General condition : **Good condition**

Orientation : **South**

Living space : **180 m²**

Number of levels : **2**

Number of rooms : **6**

Main room : **37 m²**

Type of Kitchen : **Closed**

Number of bedrooms : **3/4**

Number of bathrooms : **1**

Number of shower rooms : **1**

Number of toilets : **2**

Storage room : **No**

Basement : **Yes 80 m²**

Cellar : **Yes**

Attic : **No**

Garage : **Yes**

Parking : **Yes**

Type of heating : **Oil central heating**

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) : **201**

Greenhouse gas balance (class) : **E 36 - 55**

Greenhouse gas balance (value) : **52**

Details, Strengths, other benefits : **Lots of charm (old cement tiles, moldings, ...). Very large basement**

2/ Garden

Area : 1000 m²

Terrace : Yes

Covered terrace : No

Outdoor kitchen : No

Swimming pool : No

Pool House : No

Tennis : No

Well : No

Details, Strengths, other benefits : Building land with shed and large workshop

3/ Photos



Charming residence of 180 m² on 2 levels, crossing North/South and East/West. The North or South porchs open onto a large hall leading to a kitchen, a large office, a living / dining room of 34 m², separate toilets and access to a large basement of around 80 m². The floor is accessible from a very beautiful staircase, a corridor leads to 3 large bedrooms, a large bathroom with bath, shower and double sink and toilet. The wooded garden, of approximately 1,000 m², houses, to the north, a cabanon of 40 m² on 2 levels (the ground floor of which has been transformed into a garage), and to the south a large workshop. 2 portals (one of which is automated) provides access to this

property.

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