



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

Lilya Telili

49, boulevard du maréchal Foch - 84400 Apt

[lilya.ffimmobilier@gmail.com](mailto:lilya.ffimmobilier@gmail.com) - 06 18 21 87 57



**Technical Sheet > Property complex close to the city centre > 445.000 euro**

<https://www.immobilier-en-luberon.fr/property-complex-close-to-the-city-centre-1104>



Agency mandate number : 2901

**Amount of the property :** 445.000,00 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 : **1100 euro**

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

## **1/ Housing**

Construction Date : **1980 + 2024**

General condition : **Well**

Orientation : **North / so**

Living space : **210 m<sup>2</sup>**

Number of levels : **N**

Number of rooms : **5+3**

Main room : **65 m<sup>2</sup> + 35 m<sup>2</sup>**

Type of Kitchen : **open**

Number of bedrooms : **4 + 2**

Number of bathrooms : **N**

Number of shower rooms : **2+1**

Number of toilets : **2+1**

Storage room : **1+1**

Basement : **N**

Cellar : **N**

Attic : **N**

Garage : **N**

Parking : **yes**

Type of heating : **Reversible air conditioning + radiator**

State of electricity, plumbing : **good**

Type of windows : **Double glazing**

Drainage : **everything by sewer**

Possibility expansion : **N**

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) : **158**

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

Greenhouse gas balance (value) : **5**

Details, Strengths, other benefits : **Large, bright villa, beautiful living room, master suite +  
New house**



## 2/ Garden

Area : 880 m<sup>2</sup>

Terrace : 60 m<sup>2</sup>+50 m<sup>2</sup>

Covered terrace : 20 m<sup>2</sup> + 50 m<sup>2</sup>

Outdoor kitchen : N

Swimming pool : N

Pool House : N

Tennis : N

Well : N

Details, Strengths, other benefits : Beautiful garden with trees and fencing, + swimming pool 4mx2.5m

## 3/ Photos



Close to all amenities. F&F IMMOBILIER offers you this beautiful property comprising a villa of approx. 120 m<sup>2</sup> with a kitchen opening onto a large living room of approx. 65 m<sup>2</sup>, 4 bedrooms including 1 master suite, a second shower room and 2 WCs, one of which is separate. The garden features a lovely area planted with flowers and fenced off, a lovely terrace of approx. 60 m<sup>2</sup> with a 20 m<sup>2</sup> awning, and 2 verandas. The second villa of approximately 90 m<sup>2</sup> currently under construction and sold as is, has a kitchen open to the living room, 2 bedrooms and a shower room with toilet.

Outside, there is a 50 m<sup>2</sup> terrace with a 2.5 m x 4 m swimming pool and superb views over the villages of Saint-Saturnins-lès Apt and Villars. A must-see!

## **Votre Agence Immobilière en Provence**

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

**06 81 04 03 91 | 06 80 11 35 20**