



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

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**Technical Sheet > Large villa with swimming pool and tennis > 470.000 euro**

<https://www.immobilier-en-luberon.fr/large-villa-with-swimming-pool-and-tennis-1121>



Agency mandate number : 2916

**Amount of the property :** 470.000,00 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 ? **oui**

Property tax : **1200 euro**

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

## **1/ Housing**

Construction Date : **1975**

General condition : **Good general condition**

Orientation : **South**

Living space : **192 m<sup>2</sup>**

Number of levels : **2**

Number of rooms : **7**

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

Type of Kitchen : **Closed, equipped**

Number of bedrooms : **5**

Number of bathrooms : **3**

Number of shower rooms : **X**

Number of toilets : **3**

Storage room : **Yes**

Basement : **No**

Cellar : **Yes**

Attic : **No**

Garage : **Yes**

Parking : **Yes**

Type of heating : **Electric radiators, reversible air conditioning, fireplace**

State of electricity, plumbing : **Ok**

Type of windows : **Old double glazing**

Drainage : **New septic tank**

Possibility expansion : **Yes**

Energy balance (class) : **Classe E : De 251 à 330 kWh/m<sup>2</sup>/an et de 50 à 70 kg CO<sub>2</sub>/m<sup>2</sup>/an**

Energy balance (value) : **270**

Greenhouse gas balance (class) : **B 6 - 10**

Greenhouse gas balance (value) : **8**

Details, Strengths, other benefits : **Refreshment and small works to be planned**



## 2/ Garden

Area : 4100 m<sup>2</sup>

Terrace : Yes

Covered terrace : Yes

Outdoor kitchen : No

Swimming pool : Yes 10X5

Pool House : No

Tennis : Yes

Well : No

Details, Strengths, other benefits : Big field. Swimming pool. Tennis

## 3/ Photos



Between Apt in the Luberon and Saint Saturnin lès Apt. Large villa of 192 m<sup>2</sup> living space set in grounds of 4,100 m<sup>2</sup> with swimming pool and tennis court. This large villa comprises, on the ground floor : a double living room of 65 m<sup>2</sup> with fireplace, a kitchen, 4 bedrooms, 2 bathrooms, 2 toilets, a laundry room with access to the cellar and a garage; upstairs a bedroom opening onto a small terrace, a bathroom and toilets. The exteriors offer a beautiful 10X5 m swimming pool and a fully screened tennis court and lighting for night play ! A very nice set...

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