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Technical Sheet > Villa and outbuildings with superb view > 545.000 euro

<https://www.immobilier-en-luberon.fr/villa-and-outbuildings-with-superb-view-1131>



Agency mandate number : 2931

Amount of the property : 545.000,00 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 : **3000 euro**

Annual charges (gas, water, electricity, ...) : **Gas + EDF + Water = 270 € / month**

1/ Housing

Construction Date : **1979**

General condition : **Completely renovated**

Orientation : **South**

Living space : **173 m²**

Number of levels : **2**

Number of rooms : **7**

Main room : **25 m²**

Type of Kitchen : **3 kitchens**

Number of bedrooms : **4**

Number of bathrooms : **X**

Number of shower rooms : **2**

Number of toilets : **2**

Storage room : **Yes**

Basement : **No**

Cellar : **No**

Attic : **No**

Garage : **Yes 63 m²**

Parking : **Yes**

Type of heating : **Gas central**

State of electricity, plumbing : **Ok**

Type of windows : **Double glazing throughout**

Drainage : **Everything in the 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) : **184**

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

Greenhouse gas balance (value) : **39**

Details, Strengths, other benefits : **Completely renovated! No work needed !**

2/ Garden

Area : 1978 m²

Terrace : **Yes**

Covered terrace : **X**

Outdoor kitchen : **Yes**

Swimming pool : **Yes**

Pool House : **Yes**

Tennis : **X**

Well : **Yes**

Details, Strengths, other benefits : **Great views**

3/ Photos



Less than 5 minutes from the center of Apt, capital of the Luberon. Villa on 2 levels, 173 m² of living space, built in 1979 and having undergone a total renovation. The villa is made up, on the ground floor: a 56 m² studio, a 63.5 m² garage (with double entrance) for 2 to 3 cars, and a fitted summer kitchen; upstairs: an apartment of approximately 118 m² with 4 beautiful bedrooms, a living room with magnificent views over the Luberon and the Apt valley, a large fitted kitchen, a pantry, a bathroom and separate toilets. The land of approximately 2000 m² offers two sheds (40 and 12 m²) a Cabanon of 15 m² with an adjoining garden shed, and a beautiful swimming pool

area (8.5 x 4 m)! Magnificent breathtaking views, ... no work required !

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