

www.immobilier-en-luberon.fr Lilya Telili

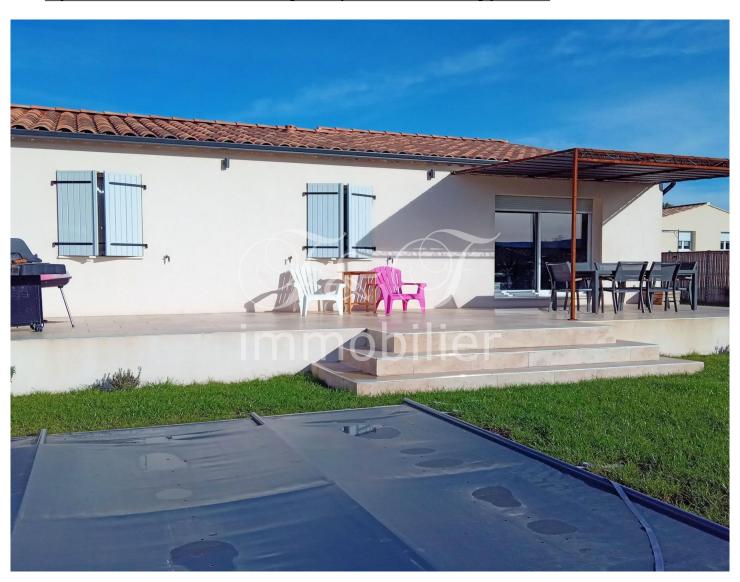
49, boulevard du maréchal Foch - 84400 Apt

lilya.ffimmobilier@gmail.com - 06 18 21 87 57



Technical Sheet > Single storey house with swimming pool > 360.000 euro

https://www.immobilier-en-luberon.fr/single-storey-house-with-swimming-pool-1143



Agency mandate number: 2945

Amount of the property: 360.000,00 euro (Agency fees at the expense of the Seller)

(An average of 8% of notary fees will be added in supplement)

Region(s): Gargas et environs Availability: Available for sale

Negotiable price ? oui
Property tax : 1150 euro

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

1/ Housing

Construction Date: 2020 General condition: new

Orientation : South Living space : 75 m^2 Number of levels : N Number of rooms : 4 Main room : 35 m^2 Type of Kitchen : open

Number of bedrooms : 3Number of bathrooms : 1Number of shower rooms : N

Number of toilets: 1Storage room: 1Basement: N

Cellar : NAttic : N

 ${\rm Garage}: 20\ m^{2}$

Parking: 3

Type of heating: Electric

State of electricity, plumbing: New Type of windows: Double glazing Drainage: everything by sewer

Possibility expansion: Yes up to 150 m² in total

Energy balance (class) : Classe A : Inférieure à 70 kWh/m²/an et à 6 kg CO2/m²/an

Energy balance (value): 51

Greenhouse gas balance (class) : A < 5

Greenhouse gas balance (value): 2

Details, Strengths, other benefits: New bright, well-appointed villa, plus a garage of approximately 30 m², fully insulated and benefiting from an open plan with bay window, which can be converted into a bedroom.

2/ Garden

 $\begin{array}{l} {\rm Area:400~m^2} \\ {\rm Terrace:33~m^2} \end{array}$

Covered terrace: Pergola microperforated tarpaulin guaranteed for 9 years

Outdoor kitchen: N

Swimming pool: 6x3 m

Pool House : NTennis : NWell : N

Details, Strengths, other benefits: Villa located in a very quiet subdivision, a few minutes

walk from the center of a village

3/ Photos



This pretty new house, built in 2020, benefits from a ten-year guarantee until 2030. The living area is approximately 75 m² and it is located on a plot of approximately 400 m². The house consists of a kitchen open to a living room of approximately 35 m², giving access to a terrace covered by a pergola, as well as a 6x3 swimming pool, which is also under ten-year guarantee until 2032 It also includes three bedrooms, a bathroom and a separate toilet. In addition, a garage with an area of 20 m² is included, as well as 3 private parking spaces. This house offers a modern and functional living

environment, with open and bright living spaces. The ten-year guarantee provides peace of mind regarding the quality of the construction, and the presence of a garage constitutes an additional advantage for parking and storage.

Votre Agencence Immobilière en Provence

www.immobilier-en-luberon.fr 06 81 04 03 91 | 06 80 11 35 20