

# www.immobilier-en-luberon.fr

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### Technical Sheet > Townhouse with garden and garage > 285.000 euro

https://www.immobilier-en-luberon.fr/townhouse-with-garden-and-garage-1150



Agency mandate number: 2963

Amount of the property: 285.000,00 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? non Property tax: 2680 euro

Annual charges (gas, water, electricity, ...): X

## 1/ Housing

Construction Date: 1950

General condition: to renovate

Orientation: south Living space:  $165 \text{ m}^2$  Number of levels: 2 Number of rooms: 9 Main room:  $30 \text{ m}^2$ 

Type of Kitchen: closed kitchen

Number of bedrooms : 5
Number of bathrooms : x
Number of shower rooms : 2

Number of toilets: 2
Storage room: X
Basement: X
Cellar: X

Attic: X

Garage: 80 m<sup>2</sup>
Parking: yes

Type of heating: Gas heating

State of electricity, plumbing : to restore

Type of windows : single glazing

Drainage : City sewer Possibility expansion : X

Energy balance (class) : Classe F: De 331 à 420 kWh/m²/an et de 70 à 100 kg CO2/m²/an

Energy balance (value): 400

Greenhouse gas balance (class): F 56 - 80

Greenhouse gas balance (value): 83

Details, Strengths, other benefits: Possibility of creating two accommodations, three independent entrances, large garage of 80 m<sup>2</sup>, two laundry rooms, two living rooms, two kitchens.

#### 2/ Garden

 ${\rm Area}:280\ m^{\rm 2}$ 

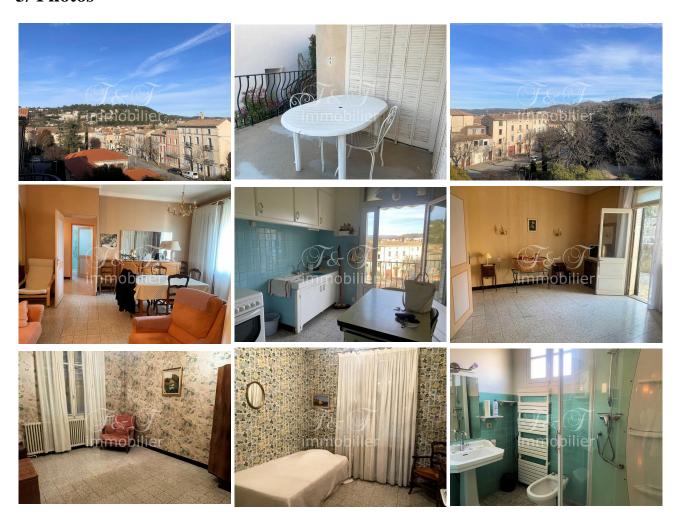
Terrace: 2

Covered terrace : X
Outdoor kitchen : X
Swimming pool : X
Pool House : X

 $\begin{aligned} & \text{Tennis}: X \\ & \text{Well}: X \end{aligned}$ 

Details, Strengths, other benefits: Close to shops, quiet area, large balcony with beautiful view of the Saignon rock, 280 m² garden.?

#### 3/ Photos



Discover this charming town house of approximately 180 m² of living space, located in a quiet area of the city center. With its 280 m² garden and its large south-facing balcony, you can fully enjoy the sun. In addition, it has a large 80 m² garage, offering numerous storage possibilities. You can also consider creating two independent accommodations. Some renovation work is expected, but this house offers exceptional potential to create your ideal home.

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