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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 m²**

Number of levels : **2**

Number of rooms : **9**

Main room : **30 m²**

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 m²**

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 m², two laundry rooms, two living rooms, two kitchens.**

2/ Garden

Area : 280 m²

Terrace : 2

Covered terrace : X

Outdoor kitchen : X

Swimming pool : X

Pool House : X

Tennis : X

Well : X

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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