

www.immobilier-en-luberon.fr Nathalie Petitfils

49, boulevard du maréchal Foch - 84400 Apt

rosedouard44@gmail.com - 06 23 95 59 12



$\label{lem:constraint} \begin{tabular}{ll} Technical Sheet > Beautiful and spacious apartment in a small residence. > 209.500 euro \\ $$ \underline{$\rm https://www.immobilier-en-luberon.fr/beautiful-and-spacious-apartment-in-a-small-residence-1200 } \\ \underline{\mbox{trps://www.immobilier-en-luberon.fr/beautiful-and-spacious-apartment-in-a-small-residence-1200 } \\ \underline{\mbox{trps://www.immobilier-en-luberon.fr/beautiful-and-spacious-apartment-in-a-small-res$



Agency mandate number: 3018

Amount of the property : 219.000,00 euro (Agency fees at the expense of the Seller)

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

Region(s): Pernes les Fontaines et environs

Availability: free from any occupation

Negotiable price ? non

Property tax : N/P

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

1/ Housing

Construction Date: 1995

General condition: very good state

Orientation: East west Living space: 134 m² Number of levels: 1 Number of rooms: 4

Main room: living room
Type of Kitchen: open
Number of bedrooms: 2
Number of bathrooms: 1
Number of shower rooms: 1

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

Cellar: 1
Attic: X
Garage: X
Parking: 1

Type of heating : electric

State of electricity, plumbing: good state
Type of windows: very good state
Drainage: everything to the sewer

Possibility expansion: no

Energy balance (class): Classe D: De 181 à 250 kWh/m²/an et de 30 à 50 kg CO2/m²/an

Energy balance (value): 186

Greenhouse gas balance (class) : B 6 - 10

Greenhouse gas balance (value): 6

Details, Strengths, other benefits: space, brightness, calm, proximity to all amenities

2/ Garden

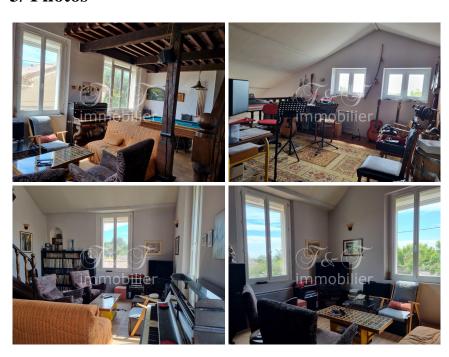
Area: $0 m^2$ Terrace: x

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

Tennis : X Well : X

Details, Strengths, other benefits:

3/ Photos



Large 3-room apartment + mezzanine ideally located near the center of Monteux, in a quiet neighborhood. A 134 m² apartment on the 1st and top floor of a small condominium, comprising three spacious rooms, including a 43 m² living/dining room with open kitchen, two 12 m² bedrooms, including a master bedroom with bath on the first floor, a shower room, and a mezzanine accessed by a charming wooden staircase. Upstairs bathroom needs updating. The ground-floor bedroom opens onto a terrace. A 4 m² workshop between two floors and a 7 m² storage room on the ground floor for bicycles complete this property. For your comfort: Bright living room thanks to large double-glazed windows Individual electric heating Close to all amenities, transport, shops and schools. 2 parking spaces in a private parking lot Close to the Spirou and Wave Island centers, between Mont Ventoux and the Luberon, 20 mns from Avignon, 15 mns from Orange and 5 mns from Carpentras. Translated with DeepL.com (free version)

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