



[www.immobilier-en-luberon.fr](http://www.immobilier-en-luberon.fr)

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**Technical Sheet > A charminh property > 575.000 euro**

<https://www.immobilier-en-luberon.fr/a-charminh-property-1201>



Agency mandate number : 3021

**Amount of the property :** 575.000,00 euro (Agency fees at the expense of the Seller)  
(An average of 8% of notary fees will be added in supplement)

Region(s) : **Isle Sur Sorgue et environ**

Availability : **available for sale**

Negotiable price ? **non**

Property tax : **1900 euro**

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

## **1/ Housing**

Construction Date : **1992**

General condition : **good condition**

Orientation : **Südwesten**

Living space : **160 m²**

Number of levels : **2**

Number of rooms : **7**

Main room : **stay 42 M2**

Type of Kitchen : **closed**

Number of bedrooms : **5**

Number of bathrooms : **1**

Number of shower rooms : **2**

Number of toilets : **2**

Storage room : **1**

Basement : **X**

Cellar : **X**

Attic : **X**

Garage : **X**

Parking : **8**

Type of heating : **gas**

State of electricity, plumbing : **good condition**

Type of windows : **double glazing**

Drainage : **mains drainage**

Possibility expansion : **X**

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

Energy balance (value) : **170**

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

Greenhouse gas balance (value) : **46**

Details, Strengths, other benefits : **Beautiful building, space, swimming pool with shell, new boiler, very popular location**



## 2/ Garden

Area : 2000 m<sup>2</sup>

Terrace : 20

Covered terrace : X

Outdoor kitchen : X

Swimming pool : 1

Pool House : 1

Tennis : X

Well : X

Details, Strengths, other benefits : Beautiful building, space, swimming pool with shell, new boiler, very popular location

## 3/ Photos





Between the charming villages of Venasque and Saint Didier, house with 160 m<sup>2</sup> of living space on two levels, comprising a living room, kitchen, dining room, pantry, parental suite and two bedrooms on the ground floor. Upstairs there are two bedrooms and a bathroom. Set in 2000 m<sup>2</sup> of enclosed grounds with trees, swimming pool and pool house.

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