



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

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**Technical Sheet > House with studio > 399.000 euro**

<https://www.immobilier-en-luberon.fr/house-with-studio-1218>



Agency mandate number : 3036

**Amount of agency fees :** N/C

**Amount of the property :** 399.000,00 euro

(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 ? oui

Property tax : 985 euro

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

## **1/ Housing**

Construction Date : 1980

General condition : travaux à prévoir

Orientation : south

Living space : 98 m<sup>2</sup>

Number of levels : 1

Number of rooms : 5

Main room : X

Type of Kitchen : closed

Number of bedrooms : 4

Number of bathrooms : X

Number of shower rooms : 1

Number of toilets : 2

Storage room : X

Basement : X

Cellar : X

Attic : X

Garage : 1

Parking : 3

Type of heating : pellet boiler

State of electricity, plumbing : X

Type of windows : double glazing pvc

Drainage : all to the sewer

Possibility expansion : X

Energy balance (class) : Classe D : De 181 à 250 kWh/m<sup>2</sup>/an et de 30 à 50 kg CO<sub>2</sub>/m<sup>2</sup>/an

Energy balance (value) : 216

Greenhouse gas balance (class) : B 6 - 10

Greenhouse gas balance (value) : 6

Details, Strengths, other benefits : close to city center, popular area, on one level



## 2/ Garden

Area : 561 m<sup>2</sup>

Terrace : 1

Covered terrace : X

Outdoor kitchen : X

Swimming pool : X

Pool House : X

Tennis : X

Well : 1

Details, Strengths, other benefits : close to city center, popular area, on one level

## 3/ Photos



Located in the heart of a residential quarter with a lot of research, this superb house with 3 bedrooms, complete with an independent studio, offers a unique opportunity for

research comfort, space and polyvalence. From the entrance, you sit in the salon, luminous and spacious, with natural light, parfait pour des moments de convivialité en famille. La cuisine fermée idéale pour les repas en toute sérénité. Three spacious rooms with placards offer a veritable haven of peace. A deep bathroom, elegant and functional, dessert in the rooms. Everything is complete in a charming arboré garden, so you can benefit from moments of relaxation on the outside. The station is also conveniently located in a private parking space. With an ideal localization close to schools, commerce, and transport, this house is a real coup de heart for families and investors.

## **Votre Agence Immobilière en Provence**

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