



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

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**Technical Sheet > Exceptional house in Cavaillon > 357.000 euro**

<https://www.immobilier-en-luberon.fr/exceptional-house-in-cavaillon-1225>



Agency mandate number : 3050

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

**Amount of the property :** 357.000,00 euro

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

Region(s) : Isle Sur Sorgue et environ

Availability : fre

Negotiable price ? non

Property tax : N/P

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

## **1/ Housing**

Construction Date : X

General condition : very good condition

Orientation : south

Living space : 183 m<sup>2</sup>

Number of levels : 2

Number of rooms : 7

Main room : stay

Type of Kitchen : open

Number of bedrooms : 5

Number of bathrooms : 1

Number of shower rooms : 1

Number of toilets : 2

Storage room : 1

Basement : X

Cellar : X

Attic : X

Garage : 1

Parking : 3

Type of heating : fuel

State of electricity, plumbing : good condit

Type of windows : PVC DOUBLE GLAZING

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) : 220

Greenhouse gas balance (class) : C 11 - 20

Greenhouse gas balance (value) : 21

Details, Strengths, other benefits : Fully equipped recent kitchen, very large garage, 5 large bedrooms, beautiful garden with jacuzzi, covered terrace, well maintained house, beautiful area of ??Cavaillon,

## 2/ Garden

Area : 426 m<sup>2</sup>

Terrace : 1

Covered terrace : X

Outdoor kitchen : 1

Swimming pool : X

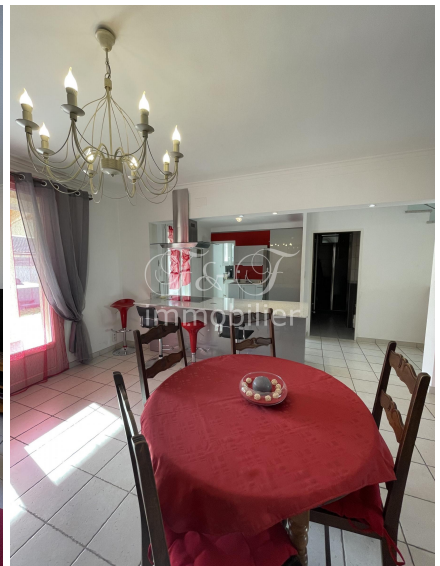
Pool House : X

Tennis : X

Well : X

Details, Strengths, other benefits :

## 3/ Photos







5 spacious bedrooms upstairs and a recently renovated bathroom: comfort and space for each member of the family. 50 m<sup>2</sup> living room on the ground floor, bright and open to a fully equipped modern kitchen + a secondary kitchen, ideal for convivial moments or large receptions. Exceptional exteriors: enjoy a relaxing jacuzzi, a summer kitchen set up on a large terrace for unforgettable outdoor evenings, and a garden with a swimming pool with drilling for maintenance - while remaining south-facing for optimal sunshine. Large garage and plenty of built-in storage, shower room on the ground floor, fireplace for cozy evenings, electric shutters for more comfort. Proximity and Accessibility: Just a few minutes from shops, schools, and motorway access, this house offers a perfect location, without any overlooked or noise pollution, in a green setting. Insulation and Equipment: House insulated from the outside. Information on the risks to which this property is exposed is available on the Géorisques website: [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

## **Votre Agence Immobilière en Provence**

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