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**Technical Sheet > Single storey villa and adjoining workshop > 385.000 euro**

<https://www.immobilier-en-luberon.fr/single-storey-villa-and-adjoining-workshop-1232>



Agency mandate number : 3054

**Amount of the property :** 385.000,00 euro (Agency fees at the expense of the Seller)  
(An average of 8% of notary fees will be added in supplement)

Region(s) : **Saint Saturnin lès Apt et environs**

Availability : **Available for sale**

Negotiable price ? **oui**

Property tax : **2000 euro**

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

## **1/ Housing**

Construction Date : **2010**

General condition : **To repaint**

Orientation : **South**

Living space : **100 m<sup>2</sup>**

Number of levels : **Single storey**

Number of rooms : **7**

Main room : **50 m<sup>2</sup>**

Type of Kitchen : **Open**

Number of bedrooms : **2**

Number of bathrooms : **1**

Number of shower rooms : **X**

Number of toilets : **1**

Storage room : **Yes**

Basement : **No**

Cellar : **No**

Attic : **No**

Garage : **Yes**

Parking : **Yes, parking**

Type of heating : **Underfloor heating**

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

Type of windows : **Double glazing throughout**

Drainage : **All in the city sewer**

Possibility expansion : **Yes**

Energy balance (class) : **Virgin**

Greenhouse gas balance (class) : **Virgin**

Details, Strengths, other benefits : **Large floor area**



## 2/ Garden

Area : 2125 m<sup>2</sup>

Terrace : Yes

Covered terrace : Yes

Outdoor kitchen : No

Swimming pool : No

Pool House : X

Tennis : X

Well : X

Details, Strengths, other benefits : 900 m<sup>2</sup> of possible extension

## 3/ Photos



In Saint Saturnin lès Apt, in an industrial area. Single storey villa of 100 m<sup>2</sup> with two terraces and adjoining and communicating workshop of 162.5 m<sup>2</sup>. The villa has an entrance, a large living room with its open kitchen, this room opening onto a terrace to the south, a deserted corridor, two bedrooms and a bathroom with shower and bathtub, a laundry room, a hallway with a mezzanine provides access to the workshop area (currently converted into a very large lounge, a small apartment to finish, and a large hangar). All is located on a plot of 2,125 m<sup>2</sup>. The house can be sold to a craftsman or to an individual. The living area must remain 100 m<sup>2</sup>, but the building area can be

enlarged by 300 m<sup>2</sup> for professional purposes. Ideal for a craftsman wanting to live at his workplace or for an investment (rental of the house + rental of boxes, etc.).

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