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**Technical Sheet > Luxury villa with pool and Luberon view > 865.000 euro**

<https://www.immobilier-en-luberon.fr/luxury-villa-with-pool-and-luberon-view-1238>



Agency mandate number : 3061

**Amount of the property :** 865.000,00 euro (Agency fees at the expense of the Seller)  
(An average of 8% of notary fees will be added in supplement)

Region(s) : **Apt et environs**

Availability : **Available for sale**

Negotiable price ? **oui**

Property tax : **2600 euro**

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

## **1/ Housing**

Construction Date : **2023**

General condition : **New**

Orientation : **South**

Living space : **155 m²**

Number of levels : **2**

Number of rooms : **6**

Main room : **42 m²**

Type of Kitchen : **Open, furnished and equipped**

Number of bedrooms : **5**

Number of bathrooms : **2**

Number of shower rooms : **1**

Number of toilets : **3**

Storage room : **Yes**

Basement : **Accessible crawl space**

Cellar : **No**

Attic : **No**

Garage : **No**

Parking : **Yes, parking**

Type of heating : **Reversible air conditioning ducted into the walls**

State of electricity, plumbing : **New**

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 : **High-end materials and finishes**



## 2/ Garden

Area : 1535 m<sup>2</sup>

Terrace : Yes 120 m<sup>2</sup>

Covered terrace : Yes

Outdoor kitchen : Pre-equipped

Swimming pool : Yes

Pool House : Yes

Tennis : No

Well : No

Details, Strengths, other benefits : Superb swimming pool, large terrace, view...

## 3/ Photos



On the heights of Apt, in a very sought-after area, in a quiet area. Villa of 134 m<sup>2</sup> (excluding outbuildings) on 2 levels. This luxury villa comprises, on the ground floor : a large living room of 42 m<sup>2</sup> (open to the south onto a large terrace of 120 m<sup>2</sup>) with its superb fitted kitchen, a bedroom, a bathroom (shower and bathtub), toilets, a dressing room/laundry room, an independent studio with kitchen, bathroom and separate toilets; upstairs : 3 bedrooms, 2 bathrooms (one with shower and bathtub), toilets. Land of more than 1,500 m<sup>2</sup> with breathtaking views over the Luberon, large 13X5 m swimming pool with 15 m<sup>2</sup> submerged beach, pool house pre-equipped for a summer

kitchen, shower and toilet, ... automated sliding gate ... High-end services (reversible ducted air conditioning, double aluminum glazing with roller shutters, lighting with dimmers, ...).

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