IMMOBILIER

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Technical Sheet > Exceptional house close to the city center > 500.000 euro

https://www.immobilier-en-luberon.fr/exceptional-house-close-to-the-city-center-1257



Agency mandate number : 3087

Amount of the property : 500.000,00 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 : N/P
Annual charges (gas, water, electricity, ...) : x

1/ Housing

Construction Date : 1948
General condition : good
Orientation : south
Living space : 187 m²
Number of levels : 3
Number of rooms : 6
Main room : 47 mÂ²
Type of Kitchen : open equipped
Number of bedrooms : 4
Number of bathrooms : 1
Number of shower rooms : 1
Number of toilets : 3
Storage room : x
Basement : x
Cellar : 1
Attic : x
Garage : 1
Parking : yes
Type of heating : Gas heating, fireplace
State of electricity, plumbing : good
Type of windows : double glazing
Drainage : City sewer
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) : 189
Greenhouse gas balance (class) : D 21 - 35
Greenhouse gas balance (value) : 30
Details, Strengths, other benefits : Very bright house, 9 rooms, elevator, large living room, summer kitchen, veranda, master bedroom of 27 mÂ² with dressing room and terrace, cellar and very large garage

2/ Garden

Area : 100 m²
Terrace : 3
Covered terrace : x
Outdoor kitchen : 1
Swimming pool : yes
Pool House : x
Tennis : x
Well : x
Details, Strengths, other benefits : Close to the town center, large garage, terraces, swimming pool and elevator

3/ Photos



Discover this magnificent, charming three-story house, ideally located just steps from the city center. With 190 mÂ² of living space, it combines elegance and comfort thanks to its high-quality materials and an elevator serving all floors. It features four spacious bedrooms, an office, a modern, fully equipped kitchen, a shower room, a bathroom, a large, bright living room with a fireplace, a library, a veranda, and three terraces offering a variety of relaxation areas. Also enjoy a summer kitchen, a cellar, a large secure garage, and a swimming pool for cozy moments with family or friends. A

real favorite for lovers of charm and functionality!

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