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Technical Sheet > Large house with land near the city center > 474.750 euro

https://www.immobilier-en-luberon.fr/large-house-with-land-near-the-city-center-1268



Agency mandate number : 3104

Amount of the property : 499.500,00 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, ...) : N/P

1/ Housing

Construction Date : 1970
General condition : good
Orientation : north
Living space : 346 m²
Number of levels : 2
Number of rooms : 10
Main room : 45
Type of Kitchen : open
Number of bedrooms : 8
Number of bathrooms : 2
Number of shower rooms : 2
Number of toilets : 4
Storage room : 1
Basement : crawl space
Cellar : 1
Attic : x
Garage : yes
Parking : yes
Type of heating : Oil boiler + insert
State of electricity, plumbing : correct
Type of windows : single and double glazing
Drainage : sewer system
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) : 222
Greenhouse gas balance (class) : D 21 - 35
Greenhouse gas balance (value) : 44
Details, Strengths, other benefits : Spacious rooms, a large and attractive enclosed garden with trees, an above-ground swimming pool, parking spaces and a garage

2/ Garden

Area : 2800 m²
Terrace : yes
Covered terrace : yes
Outdoor kitchen : x
Swimming pool : yes
Pool House : x
Tennis : x
Well : x
Details, Strengths, other benefits :

3/ Photos



Large 1970s house with 346 mÂ² of living space on two levels, located a 5-minute walk from the center of Apt, on a lovely enclosed and wooded plot of 2800 mÂ². The property comprises, on the ground floor, an entrance hall, four bedrooms, a shower room and toilet, a laundry room, access to a large garage, and a utility room housing the boiler. Upstairs, there is an open-plan kitchen, a large living room with a balcony, and four bedrooms (two with en-suite shower rooms and one with a bathroom). There are four toilets in total. Outside, you will find a charming, lush garden with mature trees. While close to the town center, the garden maintains its privacy, with partially covered terraces, an above-ground swimming pool, and additional parking spaces. The house is in good general condition. Dating from the 1970s, the shower rooms and

bathrooms remain unchanged from that era. The roof is in very good condition, the floors are concrete, and the house is connected to mains drainage. This house offers ample space for a large family (8 bedrooms), or could be divided into two separate apartments.

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