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Edith Saulnier

3, rue Victor Hugo - 84480 Bonnieux

edith.ffimmobilier@gmail.com - 06 80 11 35 20



Technical Sheet > Villa in Saignon in the Luberon > 305.000 euro

<https://www.immobilier-en-luberon.fr/villa-in-saignon-in-the-luberon-311>



Amount of agency fees : 15.000,00 euro (at the expense of the buyer)

Seller net price : 290.000,00 euro

Amount of the property : 305.000,00 euro

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

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

Availability : **Available for sale**

Negotiable price ? **oui**

Property tax : **800 euro**

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

1/ Housing

Construction Date : **2006**

General condition : **Perfect condition**

Orientation : **Southeast**

Living space : **140 m²**

Number of levels : **Ground floor**

Number of rooms : **6**

Main room : **42 m²**

Type of Kitchen : **Closed, fitted and equipped**

Number of bedrooms : **3/4**

Number of bathrooms : **1**

Number of shower rooms : **1**

Number of toilets : **2 separate**

Storage room : **Yes**

Basement : **Crawl space**

Cellar : **No**

Attic : **No**

Garage : **Yes, 2 levels (2X 70 m²)**

Parking : **Yes**

Type of heating : **Floor heating - boiler fuel**

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

Type of windows : **Double glazing everywhere**

Drainage : **Mains sewage**

Possibility expansion : **Yes**

Energy balance (class) : **Classe C : De 111 à 180 kWh/m²/an et de 11 à 30 kg CO₂/m²/an**

Greenhouse gas balance (class) : **E 36 - 55**

Details, Strengths, other benefits : **House in perfect condition. House ground floor. Quality fittings (heated floors, beautiful tiles, solid wood door ...). Open view. Alarm, automatic gate, ...**

2/ Garden

Area : 2300 m²

Terrace : Yes

Covered terrace : Yes, wrought iron trellis

Outdoor kitchen : Built barbecue

Swimming pool : Yes, above ground

Pool House : No

Tennis : No

Well : Water source

Details, Strengths, other benefits : Large garden with open views over the countryside.

Automatic gate

3/ Photos



In the heart of Luberon, at the bottom of Saignon, 5 minutes from Apt. Superb villa of 140 m² with another house to finish (130 m² on 2 levels - currently garages and attic), on a large plot of 2300 sqm. Large living room of 42 m², beautiful fitted kitchen, 3/4 bedrooms, laundry, bathroom. Beautiful services (solid wood door, tiles, finishes, ...) Terrace, electric gate, overlooking the countryside, south-east exposure.

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