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Technical Sheet > Villa with pool in the Luberon > 333.900 euro

<https://www.immobilier-en-luberon.fr/villa-with-pool-in-the-luberon-328>



Amount of agency fees : N/C

Amount of the property : 333.900,00 euro

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

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

Availability : **Available for sale**

Negotiable price ? **non**

Property tax : **944 euro**

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

1/ Housing

Construction Date : **2003**

General condition : **Perfect condition**

Orientation : **South**

Living space : **130 m²**

Number of levels : **2**

Number of rooms : **6**

Main room : **41 m²**

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

Number of bedrooms : **4**

Number of bathrooms : **1**

Number of shower rooms : **1**

Number of toilets : **2 separate**

Storage room : **Yes**

Basement : **No**

Cellar : **No**

Attic : **No**

Garage : **No**

Parking : **Yes, 4 parkings**

Type of heating : **Stove and electric radiators**

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

Type of windows : **Double glazing everywhere**

Drainage : **Mains sewage**

Possibility expansion : **Yes, 80 m²**

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) : **A < 5**

Details, Strengths, other benefits : **Villa in perfect condition. Open view. Large Parking.**

Crawl space throughout the house. Possibility of an additional bathroom. House as new. Southern exposure.

2/ Garden

Area : 1210 m²

Terrace : **Yes, many**

Covered terrace : **Yes**

Outdoor kitchen : **Built barbecue**

Swimming pool : **Yes**

Pool House : **Yes**

Tennis : **No**

Well : **No**

Details, Strengths, other benefits : **Beautiful garden. Pool house with built barbecue, storage and workshop. Arbor and trellis wrought iron.**

3/ Photos



In the Luberon to the west of Apt. Superb villa build in 2013 of 130m² on a plot of 1210 sqm with swimming pool, pool house with bb, workshop, bower and terraces. This villa, located in a quiet area with open views over the Luberon, has a living room of 41 m² with open kitchen, 4 bedrooms, 4 dressings, 2 bathrooms, 2 separate toilets. Perfect condition, southern exposure !

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