



[www.immobilier-en-luberon.fr](http://www.immobilier-en-luberon.fr)

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**Technical Sheet > Large villa with pool in Apt in the Luberon > 696.000 euro**

<https://www.immobilier-en-luberon.fr/large-villa-with-pool-in-apt-in-the-luberon-346>



Agency mandate number : 2075

**Amount of agency fees :** N/C

**Amount of the property :** 696.000,00 euro

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

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

Availability : **Available for sale**

Negotiable price ? **non**

Property tax : **1700 euro**

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

## **1/ Housing**

Construction Date : **2003**

General condition : **Perfect condition**

Orientation : **East/west**

Living space : **183 m<sup>2</sup>**

Number of levels : **2**

Number of rooms : **6**

Main room : **62 m<sup>2</sup>**

Type of Kitchen : **Large kitchen, furnished and equipped**

Number of bedrooms : **4**

Number of bathrooms : **1 (shower and bath)**

Number of shower rooms : **2**

Number of toilets : **4**

Storage room : **Yes**

Basement : **No**

Cellar : **No**

Attic : **No**

Garage : **Yes, converted laundry and storages**

Parking : **Yes, carpark**

Type of heating : **Floor heating by heat pump and fireplace**

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/m<sup>2</sup>/an et de 11 à 30 kg CO<sub>2</sub>/m<sup>2</sup>/an**

Greenhouse gas balance (class) : **A < 5**

Details, Strengths, other benefits : **Superb large villa with luxury services. anti-seismic construction. Excellent insulation. very bright. All rooms on the ground floor open onto the large terrace.**

## 2/ Garden

Area : 3000 m<sup>2</sup>

Terrace : Yes, many

Covered terrace : Yes

Outdoor kitchen : No

Swimming pool : Swimming pool heated by heat pump

Pool House : No

Tennis : No

Well : No

Details, Strengths, other benefits : Beautiful landscaped garden. Heated pool. Beautiful panorama.

## 3/ Photos



In a sought residential area of Apt in the Luberon. Large villa of more than 180 sqm on a plot of 3000 sqm. Beautiful villa built in 2003 contains 6 rooms: living room / dining-room with fireplace of 62 m<sup>2</sup>, large fitted kitchen, 4 bedrooms, 1 bathroom (with shower and bath), 2 shower rooms, 4 wc , large garage converted into a laundry room and storage. Landscaped garden with terraces, heated pool, solarium, cottage, fountain, carpark, automatic gate ... superb panorama.

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