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Technical Sheet > Superb villa overlooking the Luberon > 345.000 euro

<https://www.immobilier-en-luberon.fr/superb-villa-overlooking-the-luberon-377>



Amount of agency fees : N/C

Amount of the property : 345.000,00 euro

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

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

Availability : **Available for sale**

Negotiable price ? **oui**

Property tax : **1130 euro**

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

1/ Housing

Construction Date : **1997**

General condition : **Perfect condition**

Orientation : **South**

Living space : **120 m²**

Number of levels : **One level (except mezzanine)**

Number of rooms : **5**

Main room : **48 m²**

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

Number of bedrooms : **3**

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

Number of shower rooms : **X**

Number of toilets : **2**

Storage room : **No**

Basement : **Crawl space**

Cellar : **No**

Attic : **No**

Garage : **Yes**

Parking : **Yes, parking**

Type of heating : **Stove and gas central heating**

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) : **D 21 - 35**

Details, Strengths, other benefits : **House in perfect condition, well maintained. Superb living room with a very nice kitchen. House open to the south on the terrace and the garden.**

2/ Garden

Area : 1400 m²

Terrace : Yes

Covered terrace : Yes

Outdoor kitchen : No

Swimming pool : No

Pool House : No

Tennis : No

Well : No

Details, Strengths, other benefits : Area sported at the foot of the terrace, ... a lot of charm.

Possibility swimming pool. Stunning view over the Luberon.

3/ Photos



To the west of Apt in the Luberon, in the heart of Provence. Magnificent villa in 1997 of 120 sqm in perfect condition located on a plot of 1,400 sqm with unobstructed view over the Luberon. This villa on one level (except mezzanine 18m²) has an entrance, a large living room of 48 m² with a wood stove and beautiful open kitchen, 3 bedrooms (14, 12 and 9 m²) A bathroom with bath and shower, separate toilet with washbasin. All the rooms are open on the terrace to the south. Parking and garage on the back of the house.

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