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Edith Saulnier

3, rue Victor Hugo - 84480 Bonnieux

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



Technical Sheet > Luxury villa in the Luberon > 790.000 euro

<https://www.immobilier-en-luberon.fr/luxury-villa-in-the-luberon-397>



Amount of the property : 790.000,00 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, Céreste et environs**

Availability : **Available for sale**

Negotiable price ? **oui**

Property tax : **2400 euro**

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

1/ Housing

Construction Date : **2009**

General condition : **Look like new**

Orientation : **South**

Living space : **295 m²**

Number of levels : **2**

Number of rooms : **8 + 3**

Main room : **70 m²**

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

Number of bedrooms : **4/5**

Number of bathrooms : **1**

Number of shower rooms : **3/4**

Number of toilets : **4**

Storage room : **Yes**

Basement : **Yes**

Cellar : **No**

Attic : **No**

Garage : **Yes**

Parking : **Yes**

Type of heating : **Geothermal ground heating**

State of electricity, plumbing : **New**

Type of windows : **Double glazing everywhere**

Drainage : **Septic Tank with standards**

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) : **A < 5**

Details, Strengths, other benefits : **Superb villa. Unobstructed view over the Luberon. Large spaces. Very bright. Superb living room with open fireplace on a beautiful terrace.**

2/ Garden

Area : 7900 m²

Terrace : Yes

Covered terrace : Yes

Outdoor kitchen : No

Swimming pool : Yes

Pool House : No

Tennis : No

Well : No

Details, Strengths, other benefits : Nice pool with great view. Ecological natural filtration.

3/ Photos



Near a medieval village of the Luberon. Contemporary villa of about 300 m² with exceptional benefits. This villa is facing due south, with a breathtaking view over the Luberon. The main house (245 m²) get, on ground floor : two entrances, a very large living room, (kitchen/dining room, lounge), a scullery, a storeroom, separated toilet, a suite with bedroom, dressing, bathroom (bath and shower). The whole of the ground floor is opened on a huge terrace with an exceptional view over the Luberon. On 1th floor : a bedroom, a bathroom, a small office, a billiard room (pre equipped to make a bedroom with bathroom). Basement: garage, storage spaces, technical rooms. Annex

building (50 m²) has a living room, 2 bedrooms and a bathroom. The whole house (both levels), and the annex has a geothermal floor heating. Ground of 8000 m² with swimming pool heated of 12X4 m with natural filtration.

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06 81 04 03 91 | 06 80 11 35 20