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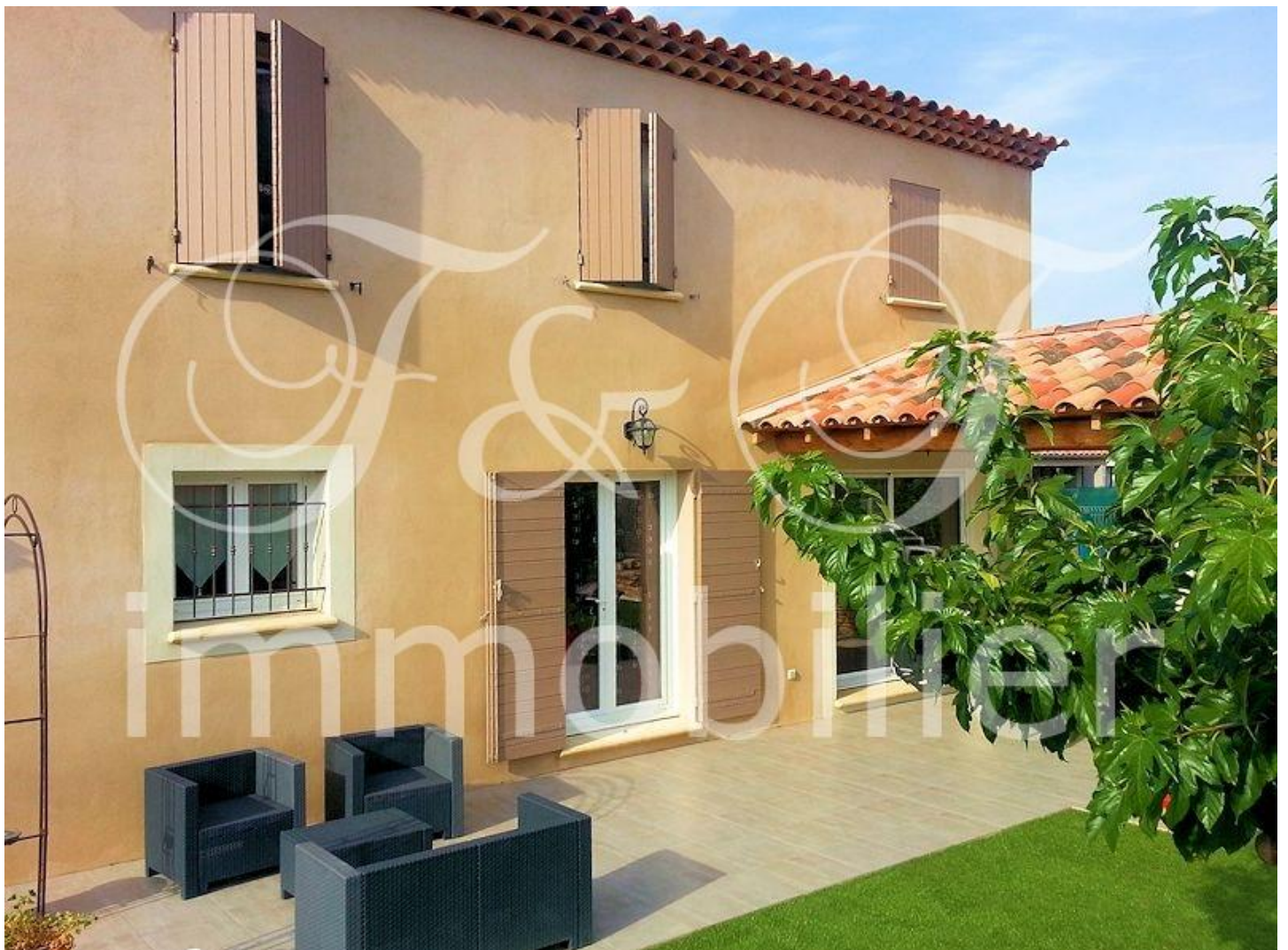
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**Technical Sheet > Villa with pool in Apt in the Luberon > 320.000 euro**

<https://www.immobilier-en-luberon.fr/villa-with-pool-in-apt-in-the-luberon-440>



**Amount of the property** : 320.000,00 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**

Availability : **Available for sale**

Negotiable price ? **non**

Property tax : **1200 euro**

Annual charges (gas, water, electricity, ...) : **Electricity: 1300 € / year.**

## **1/ Housing**

Construction Date : **2010**

General condition : **Look like new**

Orientation : **South**

Living space : **116 m<sup>2</sup>**

Number of levels : **2**

Number of rooms : **6**

Main room : **45 m<sup>2</sup>**

Type of Kitchen : **Open, furnished, equipped**

Number of bedrooms : **4**

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

Number of shower rooms : **1**

Number of toilets : **2 (1 separated)**

Storage room : **Yes**

Basement : **Crawlspace**

Cellar : **No**

Attic : **No**

Garage : **Yes**

Parking : **Yes**

Type of heating : **Underfloor heating ground floor, electric radiator 1st. Fireplace possible.**

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

Type of windows : **Double glazing**

Drainage : **All in the communal sewer**

Possibility expansion : **No**

Energy balance (class) : **Classe D : De 181 à 250 kWh/m<sup>2</sup>/an et de 30 à 50 kg CO<sub>2</sub>/m<sup>2</sup>/an**

Greenhouse gas balance (class) : **B 6 - 10**

Details, Strengths, other benefits : **House under ten-year warranty, made by one of the best builder in the region. In a perfect state. Crossing house and bright.**



## 2/ Garden

Area : 540 m<sup>2</sup>

Terrace : Yes, 37 m<sup>2</sup> including 16 m<sup>2</sup> under awning

Covered terrace : Yes

Outdoor kitchen : No

Swimming pool : Yes

Pool House : No

Tennis : No

Well : No

Details, Strengths, other benefits : Luberon view. Very calm district. Near downtown and schools.

## 3/ Photos



In the East of Apt in the Luberon. In a calm and sought-after subdivision, villa built in 2010 by one of the best regional builder, like new, of 116 m<sup>2</sup> on 2 levels. this house under ten year guarantee has 6 rooms. On the ground floor : an entrance with storage, a large living room of 45 m<sup>2</sup> with open kitchen, an office, separate toilet, laundry/storeroom adjoining the kitchen and communicating with the garage; all these rooms being open on the terrace and the garden to the South. On the floor : 3 bedrooms (of which a parental suite with its bathroom), a an other bathroom (bath and

shower). The house is bright (crossing N/S), the materials are of quality (detectors of light, kitchen KNOLTE, ...) with underfloor heating on groundfloor (an exit chimney is existing) and electric radiators in the 1st. The plot of 540 m<sup>2</sup>, facing south with a view over the Luberon, with terrace of 37 m<sup>2</sup>, part of which is covered by a beautiful awning, and on the side a beautiful pool area.

## **Votre Agence Immobilière en Provence**

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