



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

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**Technical Sheet > Villa in Rustrel in the Luberon > 244.000 euro**

<https://www.immobilier-en-luberon.fr/villa-in-rustrel-in-the-luberon-453>



**Amount of the property** : 244.000,00 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 : **730 euro**

Annual charges (gas, water, electricity, ...) : **Electricity: 1000 € / year for a family of 5 people**

## **1/ Housing**

Construction Date : **2006**

General condition : **Look like new**

Orientation : **South**

Living space : **99 m<sup>2</sup>**

Number of levels : **2**

Number of rooms : **6**

Main room : **38 m<sup>2</sup>**

Type of Kitchen : **Closed, fitted**

Number of bedrooms : **4**

Number of bathrooms : **1**

Number of shower rooms : **1**

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

Storage room : **No**

Basement : **Crawlspace**

Cellar : **No**

Attic : **No**

Garage : **No**

Parking : **Yes**

Type of heating : **Wood stove, reversible air conditioning, electric radiators**

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

Type of windows : **Double glazing**

Drainage : **All in the communal sewer**

Possibility expansion : **Yes, 19 m<sup>2</sup>**

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) : **A < 5**

Details, Strengths, other benefits : **House in perfect condition. Near village center. House located in a dead end, quiet. South exposure. 4 bedrooms. No work needed.**

## 2/ Garden

Area : 352 m<sup>2</sup>

Terrace : Yes

Covered terrace : Yes

Outdoor kitchen : No

Swimming pool : Yes

Pool House : No

Tennis : No

Well : No

Details, Strengths, other benefits : Gate of access to the garden. Shelter wood and shelter of garden, workshop of 15 m<sup>2</sup>. Swimming pool.

## 3/ Photos



Near the center of the village of Rustrel in the Luberon. Villa of 2006 of 99 m<sup>2</sup> facing south. Villa on 2 levels including, on the ground floor : an entrance with cupboard, a large living room, open on the terrace to the south, of 38 m<sup>2</sup> with wood stove, separate toilet, an independent kitchen also open to the terrace; on the 1st floor: 1 parental suite with its bathroom, 3 other rooms, a bathroom with toilet. Outside : a large wooden terrace with its arbor, an above ground wooden pool of 6mX4m, a garden shed, a wood shelter, a workshop of 15 m<sup>2</sup>. This villa is in perfect condition, there is no work

needed.

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