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Technical Sheet > Villa with superb views over the Luberon > 399.000 euro

https://www.immobilier-en-luberon.fr/villa-with-superb-views-over-the-luberon-487



Amount of the property : 399.000,00 euro (Agency fees at the expense of the Seller)
(An average of 8% of notary fees will be added in supplement)

Region(s) : Saint Saturnin lÃ¨s Apt et environs
Availability : Available for sale
Negotiable price ? oui
Property tax : 1200 euro
Annual charges (gas, water, electricity, ...) : 1200 â,¬ oil. + 50 â,¬ / month electricity

1/ Housing

Construction Date : 1980
General condition : Fully renovated in 2000
Orientation : South
Living space : 135 m²
Number of levels : 2
Number of rooms : 5
Main room : 48 mÂ²
Type of Kitchen : Open, furnished, equipped
Number of bedrooms : 2/3
Number of bathrooms : x
Number of shower rooms : 1 (2 possible)
Number of toilets : 2 (1 separated)
Storage room : Yes
Basement : Crawlspace
Cellar : Yes
Attic : No
Garage : Large garage
Parking : Yes
Type of heating : oil central heating (fireplace planned output)
State of electricity, plumbing : Perfect condition
Type of windows : Double glazing
Drainage : All in the communal sewer
Possibility expansion : Yes
Energy balance (class) : Classe D : De 181 à 250 kWh/m²/an et de 30 à 50 kg CO2/m²/an
Greenhouse gas balance (class) : E 36 - 55
Details, Strengths, other benefits : House in perfect condition. Unobstructed view of the Luberon. Near village center. Many possibilities.

2/ Garden

Area : 1160 m²
Terrace : Yes
Covered terrace : Yes
Outdoor kitchen : No
Swimming pool : No
Pool House : No
Tennis : No
Well : No
Details, Strengths, other benefits : Entrance car by portal. Entrance visitors by garden gate. Very calm district. Dominant position with Luberon view. Pool possible.

3/ Photos



At 3 minutes walk from the center of Viens (shops, restaurant, post office, ...), medieval village of charm. Villa renovated in 2000, with 135 mÂ² living space (+ 33 mÂ² garage - studio possible) of 5 rooms. This villa, in perfect condition, has on the ground floor : an entrance, a large living room of 48 mÂ² (open to a large terrace) with open kitchen and large back kitchen, a main bedroom with bathroom, separate toilet , an office (or bedroom); At the first floor : a bedroom. Ground of 1160 m Â² with portal for car and gate for visitors, big garage of 33 m Â² (possibility studio, water and

evacuation present), shelters of garden, cellar, terrace of 50 mÂ². Southern exposure, facing the Luberon with a splendid view ... and not overlooked !

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