



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

Frédéric Gallier

49, boulevard du maréchal Foch 84400 Apt

frederic.gallier.84400@gmail.com - 06 07 83 85 30



**Technical Sheet > Charming villa of 170m<sup>2</sup> in the Luberon > 685.000 euro**

<https://www.immobilier-en-luberon.fr/charming-villa-of-170m-in-the-luberon-498>



**Amount of the property** : 685.000,00 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 lès Apt et environs**

Availability : **yes**

Negotiable price ? **oui**

Property tax : **N/P**

Annual charges (gas, water, electricity, ...) : **3600**

## **1/ Housing**

Construction Date : **1974**

General condition : **Very good**

Orientation : **West**

Living space : **170 m<sup>2</sup>**

Number of levels : **1**

Number of rooms : **9**

Main room : **23**

Type of Kitchen : **traditional**

Number of bedrooms : **4**

Number of bathrooms : **2**

Number of shower rooms : **2**

Number of toilets : **4**

Storage room : **1**

Basement : **-**

Cellar : **17m<sup>2</sup>**

Attic : **-**

Garage : **-**

Parking : **yes**

Type of heating : **Fuel + electricity**

State of electricity, plumbing : **good**

Type of windows : **double glazing**

Drainage : **everything in the sewer**

Possibility expansion : **-**

Energy balance (class) : **Classe E : De 251 à 330 kWh/m<sup>2</sup>/an et de 50 à 70 kg CO<sub>2</sub>/m<sup>2</sup>/an**

Greenhouse gas balance (class) : **F 56 - 80**

Details, Strengths, other benefits : **Villa in very good condition, restored with quality materials.**



## 2/ Garden

Area : 2600 m<sup>2</sup>

Terrace : 3

Covered terrace : yes

Outdoor kitchen : yes

Swimming pool : yes

Pool House : -

Tennis : -

Well : -

Details, Strengths, other benefits : Beautiful garden, very clean with a beautiful pool of 10x5m, pool.

## 3/ Photos



A St Saturnin-les-Apt in the Luberon located on the edge of a hamlet, quiet. Charming villa of 170 m<sup>2</sup>, completely renovated, arranged around a beautiful garden. Main house of 105m<sup>2</sup> comprising: Entrance hall, a living room with fireplace of 30m<sup>2</sup>, Kitchen open to the dining room and 2 large bedrooms each with their bathroom + cellar of 17m<sup>2</sup>. 2 independent studios of 26 and 27 m<sup>2</sup> close to the piscine of 10x4m with local, shelter and summer kitchen. Local office of 14m<sup>2</sup>.

# **Votre Agence Immobilière en Provence**

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

**06 81 04 03 91 | 06 80 11 35 20**