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Technical Sheet > Villa new in Roussillon in the Luberon > 357.000 euro

<https://www.immobilier-en-luberon.fr/villa-new-in-roussillon-in-the-luberon-638>



Agency mandate number : 2176

Amount of the property : 357.000,00 euro (Agency fees at the expense of the Seller)
(An average of 8% of notary fees will be added in supplement)

Region(s) : **Roussillon et environs**

Availability : **Available for sale**

Negotiable price ? **oui**

Property tax : **N/P**

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

1/ Housing

Construction Date : **2018**

General condition : **New**

Orientation : **South**

Living space : **95 m²**

Number of levels : **2**

Number of rooms : **4**

Main room : **40 m²**

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

Number of bedrooms : **3**

Number of bathrooms : **1**

Number of shower rooms : **1**

Number of toilets : **2 separated**

Storage room : **No**

Basement : **No**

Cellar : **No**

Attic : **No**

Garage : **Yes**

Parking : **Yes**

Type of heating : **Electric heaters and reversible air conditioning**

State of electricity, plumbing : **New**

Type of windows : **Double glazing everywhere**

Drainage : **City sewer**

Possibility expansion : **No**

Energy balance (class) : **Classe A : Inférieure à 70 kWh/m²/an et à 6 kg CO₂/m²/an**

Greenhouse gas balance (class) : **A < 5**

Details, Strengths, other benefits : **New house from 2018. House with low energy consumption. Reduced notary fees.**

2/ Garden

Area : 400 m²

Terrace : Yes

Covered terrace : No

Outdoor kitchen : No

Swimming pool : No

Pool House : No

Tennis : No

Well : No

Details, Strengths, other benefits : Pool possible. Very calm district. Near center Roussillon

3/ Photos



5 minutes from the center of Roussillon in the Luberon. New villa of 2018 with standards RT 2012 (low consumption house) of 95 m² with reduced notary fees. House with high-end services on 2 levels, located on a plot of 400 m², along a quiet path. On the ground floor : large living room with an open kitchen, independent hanging toilet, storage, master bedroom, bathroom and garage with automated door; 1st floor : 2 bedrooms with wardrobes, 1 separate toilet independent, a bathroom with double sink.

Economic house, without any work, exposed South, in peace location !

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