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Technical Sheet > Property with exceptional view over the Luberon > 1.095.000 euro

<https://www.immobilier-en-luberon.fr/property-with-exceptional-view-over-the-luberon-685>



Agency mandate number : 2375

Amount of the property : 1.095.000,00 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 : **Available for sale**

Negotiable price ? **oui**

Property tax : **1700 euro**

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

1/ Housing

Construction Date : **2005**

General condition : **Renovated**

Orientation : **South**

Living space : **210 m²**

Number of levels : **2**

Number of rooms : **8**

Main room : **48 m²**

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

Number of bedrooms : **4/5**

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

Number of shower rooms : **2**

Number of toilets : **3**

Storage room : **Yes**

Basement : **No**

Cellar : **Yes**

Attic : **No**

Garage : **2**

Parking : **Yes**

Type of heating : **Oil central heating**

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

Type of windows : **Double glazing everywhere**

Drainage : **Septic tank**

Possibility expansion : **Yes**

Energy balance (class) : **Virgin**

Greenhouse gas balance (class) : **Virgin**

Details, Strengths, other benefits : **Great house in perfect condition. Exceptional view over the Luberon from the living room and the dining room. Floor heating. 2 fireplaces with insert. Workshop (can be converted into bedroom + bathroom). 2 garages.**

Access from the road by a paved way, con

2/ Garden

Area : 80000 m²

Terrace : Yes

Covered terrace : Yes

Outdoor kitchen : No

Swimming pool : Yes

Pool House : Yes

Tennis : No

Well : No

Details, Strengths, other benefits : Superb land of 8 hectares !

3/ Photos



Near the village of Villars. Large villa of 210 m², build in 2005, recently renovated. Villa in a dominant position, facing south, with a magnificent view over the Luberon. Villa located on 8 hectares of land and woods. This exceptional house comprises on the ground floor : a large entrance, a living room with fireplace insert, a large dining room also with fireplace insert, a kitchen (these last three rooms are open on a large terrace, facing the Luberon), a scullery, a bedroom with its ensuite bathroom (bath, shower and separate toilet), a workshop, a bathroom, separate toilets; upstairs : 3 bedrooms, a bathroom and separate toilet. Oil central heating on the floor and

radiators. Outside : terraces, heated pool with pool house, 2 garages with electric gate, olive grove, orchard, ... wood, ... on 8 hectares guaranteeing absolute calm and breathtaking views !

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