



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

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**Technical Sheet > Villa with pool and beautiful view in Apt > 383.250 euro**

<https://www.immobilier-en-luberon.fr/villa-with-pool-and-beautiful-view-in-apt-711>



Agency mandate number : 2411

**Amount of the property :** 383.250,00 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 : **free for sale**

Negotiable price ? **oui**

Property tax : **1556 euro**

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

## **1/ Housing**

Construction Date : **1988**

General condition : **to refresh**

Orientation : **south**

Living space : **115 m<sup>2</sup>**

Number of levels : **2**

Number of rooms : **4**

Main room : **35 m<sup>2</sup>**

Type of Kitchen : **closed**

Number of bedrooms : **3**

Number of bathrooms : **1**

Number of shower rooms : **1**

Number of toilets : **2**

Storage room : **yes**

Basement : **not**

Cellar : **not**

Attic : **X**

Garage : **35 m<sup>2</sup>**

Parking : **yes**

Type of heating : **electric**

State of electricity, plumbing : **good**

Type of windows : **double glazing**

Drainage : **septic tank**

Possibility expansion : **X**

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) : **B 6 - 10**

Details, Strengths, other benefits : **Located in a dead calm, near the city center, house in good condition, to restore the taste of the day.**



## 2/ Garden

Area : 2721 m<sup>2</sup>

Terrace : 1

Covered terrace : X

Outdoor kitchen : X

Swimming pool : yes

Pool House : X

Tennis : X

Well : X

Details, Strengths, other benefits : South exposure, very nice view, in peace, ground of 2721 m<sup>2</sup> with borie and swimming pool of 5X10m

## 3/ Photos



In a privileged environment on the heights of Apt, villa of 115 m<sup>2</sup> livable on 2 levels with attached garage of 35 m<sup>2</sup>. The house consists on the ground floor of a 35 m<sup>2</sup> living room with fireplace, kitchen and back kitchen, toilet, a bedroom and a bathroom with shower and bath; on the floor: two rooms and a room of water with toilet. All in a plot of 2721 m<sup>2</sup> in a dominant position with a beautiful view, a borie and a beautiful pool of 5X10 m.

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