IMMOBILIER

www.immobilier-en-luberon.fr

Edith Saulnier

3, rue Victor Hugo - 84480 Bonnieux

edith.ffimmobilier@gmail.com - 06 80 11 35 20

Technical Sheet > Superb villa with pool > 520.000 euro

https://www.immobilier-en-luberon.fr/superb-villa-with-pool-746



Agency mandate number : 2451

Amount of the property : 520.000,00 euro (Agency fees at the expense of the Seller)
(An average of 8% of notary fees will be added in supplement)

Region(s) : Gargas et environs
Availability : Available for sale
Negotiable price ? oui
Property tax : 2000 euro
Annual charges (gas, water, electricity, ...) : 118â,¬/Month

1/ Housing

Construction Date : 1984
General condition : Perfect condition
Orientation : South
Living space : 140 m²
Number of levels : 2
Number of rooms : 6
Main room : 48 mÂ²
Type of Kitchen : Closed, furnished, equipped
Number of bedrooms : 4
Number of bathrooms : 1
Number of shower rooms : 1
Number of toilets : 3
Storage room : Yes
Basement : No
Cellar : No
Attic : No
Garage : Yes 20 mÂ²
Parking : Large parking
Type of heating : Underfloor heating, fireplace and reversible air conditioning
State of electricity, plumbing : Perfect condition
Type of windows : Double glazing everywhere
Drainage : Septic tank
Possibility expansion : No
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) : B 6 - 10
Details, Strengths, other benefits : House in perfect condition, superb living room open to the outside, new kitchen, double glazing, underfloor heating, garage, ...

2/ Garden

Area : 30000 m²
Terrace : Yes
Covered terrace : Yes
Outdoor kitchen : Yes
Swimming pool : Infinity pool of 11X5,5
Pool House : Yes
Tennis : No
Well : No
Details, Strengths, other benefits : 3 hectares, beautiful pool, large pool house with summer kitchen, ... Nice view

3/ Photos



Between Apt and Gargas, in the heart of the Luberon. Magnificent villa of 140 mÂ² in a dominant position located on 3 hectares of land. House on 2 levels, comprising on the ground floor : an entrance leading to a large living room of 48 mÂ² with stone fireplace, a separated fitted kitchen, a scullery of 12 mÂ², 2 bedrooms, 1 bathroom, separate toilets; on the floor : 2 bedrooms, a bathroom, toilets separated. The entire ground floor is open on a terrace to the south or the pool area (infinity pool of 11X5,5 m) with a large pool house of 32 mÂ² including summer kitchen, space for meals,

shower and toilet. The land of 3 hectares ensures absolute calm, not overlooked, beautiful views, ... a beautiful property, close to all amenities !

Votre Agencence Immobilière en Provence

www.immobilier-en-luberon.fr

06 81 04 03 91 | 06 80 11 35 20