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Technical Sheet > Beautiful charming duplex in Apt > 125.000 euro

https://www.immobilier-en-luberon.fr/beautiful-charming-duplex-in-apt-849



Agency mandate number: 2547

Amount of the property: 125.000,00 euro (Agency fees at the expense of the Seller)

(An average of 8% of notary fees will be added in supplement)

Region(s): Apt et environs

Availability: Available for sale

Negotiable price? oui
Property tax: 950 euro

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

1/ Housing

Construction Date : 1900 General condition : Well

Orientation: N/S
Living space: 92 m²
Number of levels: 2
Number of rooms: 4
Main room: 35 m²
Type of Kitchen: One

Type of Kitchen: open Number of bedrooms: 3 Number of bathrooms: N Number of shower rooms: 1

Number of toilets : 2Storage room : yes

Basement : NCellar : NAttic : NGarage : NParking : N

Type of heating: Electric

State of electricity, plumbing : New Type of windows : Double glazing Drainage : everything by sewer

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: Very beautiful building in the heart of the city composed of 5 lots in co-ownership. The duplex is located on the 2rd,3th and 4th floors. Very well maintained and tastefully decorated.

2/ Garden

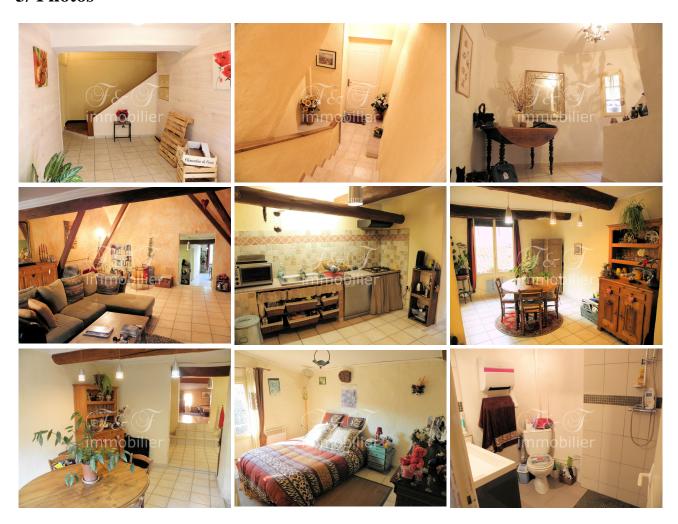
 $\begin{array}{l} {\rm Area}:0\ m^2\\ {\rm Terrace}:N \end{array}$

$$\label{eq:covered terrace} \begin{split} &\text{Covered terrace}: \, N \\ &\text{Outdoor kitchen}: \, N \\ &\text{Swimming pool}: \, N \\ &\text{Pool House}: \, N \\ &\text{Tennis}: \, N \end{split}$$

Details, Strengths, other benefits: This very bright duplex, offers you great benefits, thanks to its 35 m^2 living room, beautiful exposed beams. Possibility to split into 2 separate apartments, with a rental ratio of 6.4%

3/ Photos

Well: N



Large duplex full of charm of 106 m² (92 m² Carrez law) composed of an entrance, 3 bedrooms (including a master bedroom with dressing room) and a bathroom. The upper level consists of a very large living room of 35 m², crossing North / South with high ceilings and exposed beams, solarium under construction This level is composed of a dining room, fully equipped kitchen, a large living room and a separate toilet. A very beautiful, bright and charming apartment! Low co-ownership charges (181 € /

year). A very beautiful, bright and charming apartment!

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