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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 : **open**

Number of bedrooms : **3**

Number of bathrooms : **N**

Number of shower rooms : **1**

Number of toilets : **2**

Storage room : **yes**

Basement : **N**

Cellar : **N**

Attic : **N**

Garage : **N**

Parking : **Near**

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

Area : 0 m²

Terrace : N

Covered terrace : N

Outdoor kitchen : N

Swimming pool : N

Pool House : N

Tennis : N

Well : N

Details, Strengths, other benefits : This very bright duplex, offers you great benefits, thanks to its 35 m² living room, beautiful exposed beams. Possibility to split into 2 separate apartments, with a rental ratio of 6.4%

3/ Photos



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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