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Technical Sheet > Villa in a dominant position in Roussillon > 450.000 euro

<https://www.immobilier-en-luberon.fr/villa-in-a-dominant-position-in-roussillon-1020>



Agency mandate number : 2796

Amount of the property : 450.000,00 euro (Agency fees at the expense of the Seller)
(An average of 8% of notary fees will be added in supplement)

Region(s) : **Roussillon et environs**

Availability : **Available for sale**

Negotiable price ? **oui**

Property tax : **N/P**

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

1/ Housing

Construction Date : **1981**

General condition : **To renovate**

Orientation : **South**

Living space : **121 m²**

Number of levels : **1**

Number of rooms : **7**

Main room : **41 m²**

Type of Kitchen : **Closed**

Number of bedrooms : **4**

Number of bathrooms : **1**

Number of shower rooms : **1**

Number of toilets : **2**

Storage room : **Yes**

Basement : **No**

Cellar : **No**

Attic : **No**

Garage : **Yes 42 m²**

Parking : **Yes**

Type of heating : **Electric and fireplace with insert**

State of electricity, plumbing : **ok**

Type of windows : **Simple glazing**

Drainage : **City sewer**

Possibility expansion : **No**

Energy balance (class) : **Virgin**

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

Details, Strengths, other benefits : **Large terrace of 50 m². Independent studio. Large garage**

2/ Garden

Area : 2950 m²

Terrace : Yes

Covered terrace : Yes

Outdoor kitchen : No

Swimming pool : Yes

Pool House : No

Tennis : No

Well : No

Details, Strengths, other benefits : Superb views over the Luberon

3/ Photos



Near the village of Roussillon in the Luberon. Superb villa of 121 m² living space (+ 42 m² of adjoining garage, + independent studio of 37 m²) located on a plot of approximately 3,000 m² with swimming pool. The house consists of a large entrance, a 41 m² living room with lounge in front of a fireplace, a kitchen, 3 three beautiful bedrooms and a bathroom, a laundry room/cellar giving access to the garage. The living room opens onto a large terrace with a magnificent view over the Luberon. Gîte with independent entrance of 37 m² on the ground floor (living room with open kitchen, bedroom and bathroom). Outside : swimming pool, parking for guests, ...

automatic gate, ... This villa requires consolidation work, and a little refreshment
(quote on request).

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