

## www.immobilier-en-luberon.fr

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

 $\underline{https://www.immobilier-en-luberon.fr/villa-in-a-dominant-position-in-roussillon-1020}$ 



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 m<sup>2</sup>
Number of levels: 1
Number of rooms: 7
Main room: 41 m<sup>2</sup>

Type of Kitchen: Closed
Number of bedrooms: 4
Number of bathrooms: 1
Number of shower rooms: 1

Number of toilets: 2Storage room: YesBasement: NoCellar: No

Attic : No

Garage: Yes 42 m<sup>2</sup>

Parking: Yes

Type of heating: Electric and fireplace with insert

 $\label{eq:continuity} \begin{array}{l} \text{State of electricity, plumbing}: ok \\ \text{Type of windows}: Simple \ glazing \end{array}$ 

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

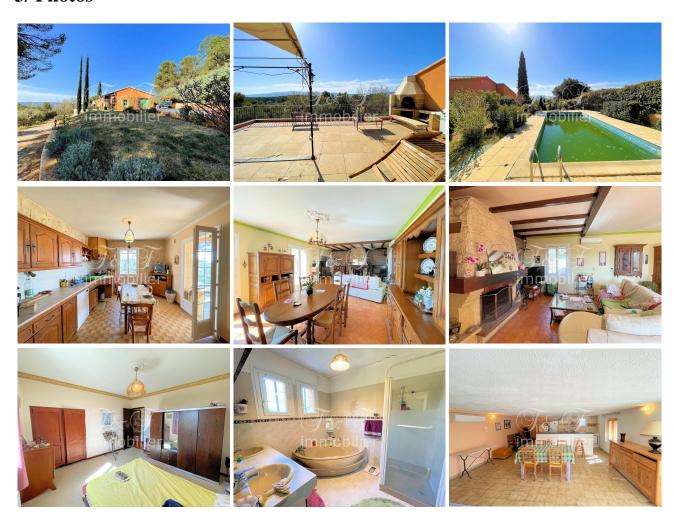
 $\begin{array}{l} {\rm Area:2950~m^2} \\ {\rm Terrace:Yes} \end{array}$ 

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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