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Technical Sheet > Villa in the heart of the ProvenÃ§al Colorado > 595.000 euro

https://www.immobilier-en-luberon.fr/villa-in-the-heart-of-the-provenaal-colorado-1026



Agency mandate number : 2803

Amount of the property : 595.000,00 euro (Agency fees at the expense of the Seller)
(An average of 8% of notary fees will be added in supplement)

Region(s) : Rustrel et environs
Availability : Available for sale
Negotiable price ? oui
Property tax : 650 euro
Annual charges (gas, water, electricity, ...) : 170 â,¬ / month of electricity

1/ Housing

Construction Date : 1980
General condition : Perfect condition
Orientation : South
Living space : 137 m²
Number of levels : 2
Number of rooms : 5
Main room : 68 mÂ²
Type of Kitchen : Open, furnished, equipped
Number of bedrooms : 3
Number of bathrooms : 1
Number of shower rooms : x
Number of toilets : 1
Storage room : Yes
Basement : No
Cellar : No
Attic : No
Garage : Yes
Parking : Yes
Type of heating : Underfloor heating (heat pump) and wood stove
State of electricity, plumbing : God condition
Type of windows : Double glazing everywhere
Drainage : City sewer
Possibility expansion : No
Energy balance (class) : Classe E : De 251 à 330 kWh/m²/an et de 50 à 70 kg CO2/m²/an
Energy balance (value) : 324
Greenhouse gas balance (class) : B 6 - 10
Greenhouse gas balance (value) : 9
Details, Strengths, other benefits : Mainly single storey house. Charm

2/ Garden

Area : 973 m²
Terrace : Yes 2
Covered terrace : Yes
Outdoor kitchen : No
Swimming pool : Yes
Pool House : No
Tennis : No
Well : No
Details, Strengths, other benefits : Beautiful environment

3/ Photos



In the heart of the ProvenÃ§al Colorado of Rustrel, in the Luberon. Charming villa of 137 mÂ² (+ garage and laundry room), set in magnificent landscaped grounds of approximately 1,000 mÂ² with terraces, swimming pool and parking spaces. This house offers, on the ground floor : an entrance opening onto a very large living room of 68 mÂ² (semi-open kitchen, lounge, dining room), 2 bedrooms, a bathroom, a toilet, garage and laundry room; upstairs : an office on the mezzanine, a large attic bedroom extended by an alcove planned for a bathroom. Outside : 2 beautiful terraces, a landscaped area for the swimming pool, 2 car parks. The set is located in the historic

site of Colorado ProvenÃ§al !

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