

€ 490 000

Buying house

6 rooms

Surface : 120 m²

Surface of the living : 29 m²

Surface of the land : 4190 m²

Year of construction : 1981

Exposition : Sud nord

View : Campagne

Hot water : Electrique

Inner condition : good

External condition : good

Couverture : tiles

Amenities :

pool, fireplace, Bedroom on ground floor, double glazing, Laundry room, calm

4 bedroom

2 terraces

2 bathrooms

2 WC

1 garage

10 parkings

Energy class (dpe) : D

Emission of greenhouse gases (ges) : B

Fees and charges :

490 000 € agency fees 4,69% à the responsibility of the buyer included



House Viens

A superb detached villa, built in 1981, awaits you in the Viens countryside. Bathed in southern light and nestled in a green setting, this residence offers a soothing view of the surrounding countryside. The 120 m² house has one floor offering a spacious living room of 29 m², a fitted independent kitchen and four comfortable bedrooms, ideal for a family looking for a new home. The accommodation also has two bathrooms, two toilets and a laundry room for your comfort. Equipped with quality services, this property includes a magnificent swimming pool, a fireplace for your winter evenings, a bedroom on one level, double glazing and a large parking space that can accommodate up to ten vehicles. On the 4190 m² plot, you will have two terraces for moments of outdoor relaxation. In addition, the property is in good condition with an electric heating system and electric hot water. A sanitation system via a septic tank is also in place. Come discover this rare pearl in a haven of peace! Real estate in Viens, postal code 84750, offers many advantages when purchasing a home. The region is characterized by its authentic charm, with old properties which have retained their original character and beauty. In addition, this area enjoys a privileged geographical location in the Luberon, offering idyllic natural landscapes. The real estate market in Viens is also stable and promises a safe investment. Local infrastructure is robust, with essential services and quality educational establishments. The Mediterranean climate, with its hot summers and



Cabinet Le Seuil Immobilier - 103 rue des Marchands - 84400 Apt

Tél: 04 90 04 80 46 - administration@luberonleseuilimmobilier.fr

<https://www.luberon-leseuil-immobilier.com>

RCS 410 439 392 AVIGNON

Document non contractuel - Barème de prix disponible sur notre site internet