

**2 BEDROOM VILLA WITH LAND AND VIEWS**

Ref : V1830



Surf. Inside : 96m<sup>2</sup>  
 Plot/Garden :  
 1790m<sup>2</sup>  
 Bedroom(s) : 2  
 Bathroom(s) : 1

**LUBERON APT**

**269 000€**

House of 80 m<sup>2</sup> with a terraced garden of 1790 m<sup>2</sup> and a magnificent view of the valley and the mountains of Vaucluse.

ENVIRONMENT: Out of town, in a green setting, on the nicest road leading to Bonnieux and its surroundings, enjoying a dominating position with nice views on the Mont Ventoux, .

HOUSE: Built on 2 floors the house dominates its environment. On the lowest part is the garage.

Above we have the habitable part. An entrance distributes a large living /dining room (28 sq.meters) with a nice chimney, a fully equipped kitchen (8,5 sq.meters), two bedrooms (14 & 12 sq.meters) and a bathroom with WC.

LAND: The garden of 1790 m<sup>2</sup> is divided into terraces that surmount the house and open onto the valley. The entrance and parking area are on the lowest terrace which slopes up from the road. The house itself is on the 1st terrace, 3 further terraces raise behind the house and are accessible by steps, the best place to enjoy the view.

OUTBUILDINGS: A garage of 16 m<sup>2</sup>, a garden shed of 6.5 m<sup>2</sup>.

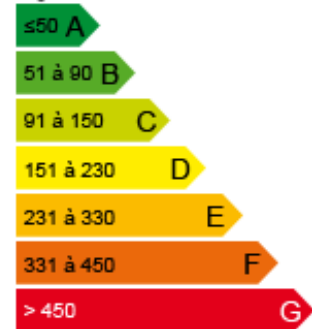
VARIOUS: City water with softener, electric heating with wireless controlled thermostat, fireplace with wood burning stove, 2 x Split units for air conditioning, septic tank to standards.

Property Tax: 771 euros/year.

COMMENTS: Enjoying a nice location with a beautiful view, not far from the city and the lovely roads in the area.

**Energy consumption**

Logement économe



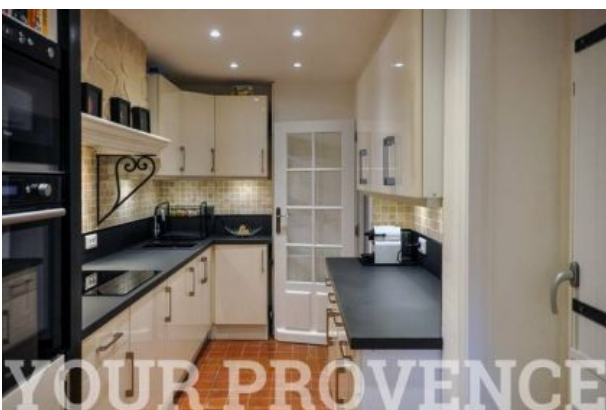
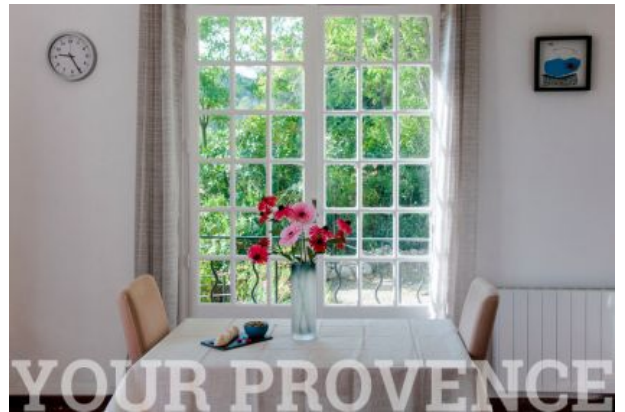
Logement énergivore

**395**

Consommations énergétiques (en énergie primaire) pour le chauffage; la production d'eau chaude sanitaire et le refroidissement Indice de mesure : kWhEP/m2.an

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