



# LUBERON VENTOUX

Immobilier

513 000 €

For sale houses

7 rooms

Surface : 147 m<sup>2</sup>

Surface of the living : 36 m<sup>2</sup>

Surface of the land : 1570 m<sup>2</sup>

Year of construction : 1973

Exposition : Sud

View : Ventoux

Hot water : Thermodynamique

Inner condition : very good

External condition : good

Couverture : tiles

Features :

Laundry room, garage, double glazing,  
Climatisation gainable, Panneaux solaire 9  
Kw h, Automatic gate, calm, pool, Piscine  
récente avec vue, Terrasse et pergola  
bioclimatique

5 bedroom

1 terrace

3 showers

3 WC

1 garage

4 parkings

Legal information

513 000 € fees included

4,69% VAT of fees paid by the buyer  
(490 000 € without fees), no current  
procedure, information on the risks to which  
this property is exposed is available on  
[georisques.gouv.fr](http://georisques.gouv.fr)



## Houses 4609 Aubignan

A stone's throw from Beaumes-de-Venise, this house will charm you with its trump card: an exceptional view of our beautiful Provence and Mont Ventoux. Quiet and unobstructed, on a plot of 1570 m<sup>2</sup>, with a beautiful swimming pool area, you will benefit from an easy-to-maintain exterior with a breathtaking view while remaining close to shops. This little paradise is made up of a main house arranged as follows: an entrance, separate recent equipped kitchen, a living room opening onto the 60 m<sup>2</sup> of terraces and the secure swimming pool area. A few steps lead you to the sleeping area made up of three bedrooms, a bathroom, separate WC and access to the isolated attic converted into a large sleeping area with water point and separate WC. Go down a few steps and you access the 20 m<sup>2</sup> garage, a bedroom with shower room and WC as well as a laundry room. An outbuilding will allow you to receive or have a space for an activity with a living room, a bedroom...

Energy class (dpe) : D - Emission of greenhouse gases (ges) : B  
Document non contractuel - 20/05/2024



LUBERON VENTOUX Immobilier - Caromb - 281, Cours de la république - 84330 Caromb

Tél: 04.90.62.48.53 - Lub.caromb@gmail.com

RCS Avignon 45344521SIRET 45344521500016 -

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