## 467 250 €

## Contact agency LUBERON VENTOUX Immobilier - Pernes 124, avenue du Bariot 84210 Pernes Les Fontaines 04.90.70.70.70 / lub.pernes@gmail.com

For sale villa 5 rooms Surface : 120 m<sup>2</sup>

Surface of the living : 37 m<sup>2</sup> Surface of the land : 570 m<sup>2</sup> Year of construction : 1997 Exposition : Sud View : Sans vis à vis Hot water : Electrique Inner condition : excellent External condition : exceptional Couverture : tiling

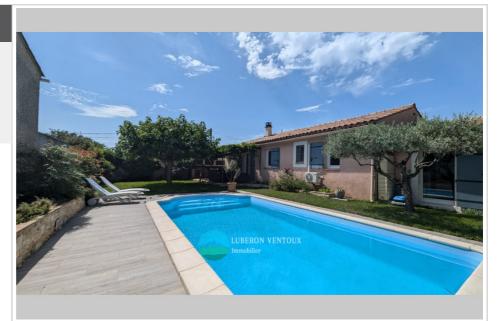
## Features :

Laundry room, double glazing, Bedroom on ground floor, Automatic Watering, CALM, POOL, pool house, fireplace

3 bedroom 1 terrace 1 bathroom 2 show ers 3 WC 1 parking Energy class (dpe) : D

Energy class (upp): D Emission of greenhouse gases (ges): A Document non contractuel 17/07/2024 - Prix T.T.C





## Villa 50463 Pernes-les-Fontaines

LUBERON VENTOUX EXCLUSIVE!! BEAUTIFUL ONE-STOREY VILLA NEAR THE

VILLAGE We offer for sale this charming villa of 110m<sup>2</sup> of living space on enclosed wooded grounds of 570m<sup>2</sup>, very well maintained, modern and neat decoration. It offers you a beautiful entrance with a stone facade, an entrance which leads to the living room of 37m<sup>2</sup> and a kitchen of 11.5m<sup>2</sup>, 2 bedrooms including a master suite of 28m<sup>2</sup> with dressing room and private bathroom, 1 office of 8m<sup>2</sup>. Facing south, you have through light, a beautiful 25m<sup>2</sup> terrace in old parefeuille, shaded by a wrought iron arbor decorated with a beautiful Virginia creeper, with a view of the 6x3.5m chlorine swimming pool. To complete the property, a completely new and independent studio of 20m<sup>2</sup> with bathroom, kitchenette and air conditioning. The +++: - water collectors - insulated attic++ - recent carpentry to the latest standards - DIY workshop - wood sheds - water softener - canal water - double insulation on the north facade Energy class: ( ) - GHG: ( ) For sale, Villa, House, Real Estate, Real Estate Advertisement,

Fees and charges : 467 250 € fees included



