

586 000 €**Buying house****4 rooms****Surface : 129 m²****Surface of the living : 43 m²****Surface of the land : 2260 m²****Year of construction : 1994****Exposition : Sud****View : Dégagée****Inner condition : good****External condition : to renovate****Couverture : Tiling****Features :**

Garage double, Fireplace, Double Glazing,

Buanderie cellier, Portail, Calm

3 bedrooms

1 terrace

1 bathroom

1 shower

2 WC

1 garage

1 cellar

Legal information

586 000 €

Fees paid by the owner, no current procedure, information on the risks to which this property is exposed is available on georisques.gouv.fr.

**House 202472 Villars**

L'Immobilier de l'Olivier is pleased to present to you exclusively this superb detached villa of 125 m² of living space, built in 1994 in a traditional style. Ideally located on a magnificent landscaped and wooded plot of 2,270 m², this property benefits from a calm and green environment, in the immediate vicinity of the heart of the village and its amenities. On the ground floor, a welcoming entrance leads to a spacious, bright 43 m² living space, comprising a living room with a fireplace and a dining room. The separate, fully fitted and functional kitchen is complemented by an adjoining pantry. This level also offers a 17 m² master suite with a private bathroom, a guest toilet, and direct access to a practical cellar for storage. Upstairs, two additional bedrooms, one with a terrace offering breathtaking panoramic views of the Luberon, a shower room and a separate toilet. All bedrooms have large built-in wardrobes, Outside, a large terrace...

Energy class (dpe) : C - Emission of greenhouse gases (ges) : C
Estimated annual energy between 2300 and 3200 € (reference year 2022)
Document non contractuel - 12/11/2025

**Tél: 04 90 74 41 39 - olivierimmo.luberon@gmail.com - www.olivierimmo.com****49 Place Bouquerie 84400 APT**

S.A.S capital 37200 € -49 place de la Bouquerie 84400 APT - Siret N° 441969 896 00030 NAF 6831Z - RCS AVIGNON

Carte transaction & Carte Gestion CPI 84012018000031670 CCI- Préfecture Vaucluse

G&T - Garanties 240 000€ CEGC PARIS - N°TVA intracommunautaire : FR 1644196989600030 - document non contractuel