



# LUBERON VENTOUX

Immobilier

337 600 €

For sale house

5 rooms

Surface : 140 m<sup>2</sup>

Surface of the living : 40 m<sup>2</sup>

Surface of the land : 702 m<sup>2</sup>

Year of construction : 1970

Hot water : Fuel

Inner condition : a refresh

External condition : good

Couverture : tiles

Features :

Laundry room, garage, double glazing,  
Bedroom on ground floor, Automatic gate,  
calm

4 bedroom

1 terrace

2 bathrooms

2 WC

1 garage

Legal information

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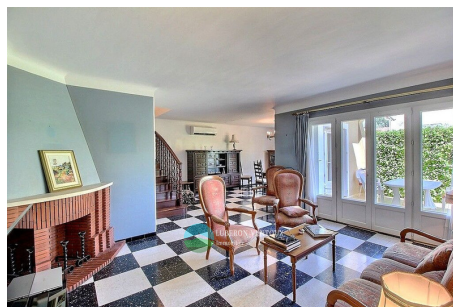
Fees paid by the owner, no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr)



## House 4645 Aubignan

You are looking for the tranquility of a Provençal village, but also proximity to shops and the TGV station, this house will meet your requirements! This solidly built house of 140 m<sup>2</sup> is located on a plot of 700 m<sup>2</sup> with a separate garage of 19 m<sup>2</sup> in a very quiet area of Aubignan. The garden, not overlooked, could accommodate a swimming pool. The house, very healthy, has beautiful surfaces, 4 bedrooms including 2 on the ground floor, a bathroom and a separate toilet on each floor. The kitchen is separated from the main room by a partition, so you can arrange the living areas as you wish. The house is equipped with PVC double glazing as well as new PVC shutters, 5 recent air conditioning splits allowing heating and cooling the entire house, water from the Carpentras canal for watering the garden, and mains drainage. Contact us without delay for a visit at 04.90.62.06.06 ref. 4645

Energy class (dpe) : E - Emission of greenhouse gases (ges) : D  
Estimated annual energy between 2930 and 4040 € (reference year 2024)  
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