

630 000 €

**Buying villa****6 rooms****Surface : 195 m<sup>2</sup>****Surface of the living : 62 m<sup>2</sup>****Surface of the land : 7190 m<sup>2</sup>****Year of construction : 1980****Exposition : Sud****View : Jardin****Hot water : Electrique****Inner condition : renovated****External condition : good****Couverture : Tiling****Features :**

garage, Air conditioning, Bright,  
Vaste séjour, Suite, Nearest village,  
Calm

3 bedrooms

2 terraces

2 bathrooms

1 WC

1 garage

**Energy class (dpe) : B****Emission of greenhouse gases (ges) : A**

Document non contractuel

05/02/2025 - Prix T.T.C

**Villa 202440 Joucas**

Immobilier de l'Olivier offers you this property located a stone's throw from the center of Joucas. This 180 m<sup>2</sup> house is located on a plot of more than 7,000 m<sup>2</sup> in a privileged environment. It offers a calm setting, without vis-à-vis or nuisances. On the ground floor, a large, bright living space combining a dining room and living room, as well as a high-end kitchen. On this same level, there is a master suite with bedroom, dressing room and shower room, as well as a games room. Upstairs, two bedrooms, a bathroom and a sunny terrace. An independent garage completes the property, while the garden, still to be developed, offers a space to personalize according to your desires. The property is sold with work in progress, including the installation of a new sanitation system and the construction of a swimming pool.

Fees and charges :

630 000 € fees included

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Carte transaction &amp; Carte Gestion CPI 84012018000031670 CCI- Préfecture Vaucluse

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