



www.immobilier-en-luberon.fr

Julius Hoffmann

49, boulevard du maréchal Foch - 84400 Apt

julius.ffimmobilier@gmail.com - 06 73 87 76 87



Technical Sheet > Single storey house in Gargas > 420.000 euro

<https://www.immobilier-en-luberon.fr/single-storey-house-in-gargas-1049>



Agency mandate number : 2836

Amount of the property : 420.000,00 euro (Agency fees at the expense of the Seller)
(An average of 8% of notary fees will be added in supplement)

Region(s) : **Gargas et environs**

Availability : **available for sale**

Negotiable price ? **non**

Property tax : **N/P**

Annual charges (gas, water, electricity, ...) : **N/P**

1/ Housing

Construction Date : **1984**

General condition : **very good**

Orientation : **South West**

Living space : **105 m²**

Number of levels : **1**

Number of rooms : **4**

Main room : **29m²**

Type of Kitchen : **semi-open**

Number of bedrooms : **3**

Number of bathrooms : **X**

Number of shower rooms : **1**

Number of toilets : **1**

Storage room : **X**

Basement : **X**

Cellar : **X**

Attic : **X**

Garage : **yes**

Parking : **yes**

Type of heating : **wood stove + electric convectors**

State of electricity, plumbing : **very good**

Type of windows : **double glazing**

Drainage : **sewage**

Possibility expansion : **yes**

Energy balance (class) : **Classe D : De 181 à 250 kWh/m²/an et de 30 à 50 kg CO₂/m²/an**

Energy balance (value) : **216**

Greenhouse gas balance (class) : **B 6 - 10**

Greenhouse gas balance (value) : **10**

Details, Strengths, other benefits : **Single storey house, bright, in very good condition. No work needed.**

2/ Garden

Area : 1400 m²

Terrace : 30m²

Covered terrace : 1

Outdoor kitchen : X

Swimming pool : semi-buried

Pool House : X

Tennis : X

Well : X

Details, Strengths, other benefits : Flat and fully enclosed garden, with flowers and trees.
Several outbuildings. Quiet area while being close to shops.

3/ Photos



Beautiful single-storey house of 105 m², on a fully fenced flat plot of 1400 m² beautifully flowered and landscaped. Located in a quiet area and without vis-à-vis, this house consists of an entrance hall with storage, a living / dining room of 29 m², a fully renovated semi-open kitchen, with its pretty glass roof, 3 bedrooms with fitted wardrobes in each of the bedrooms, a bathroom with walk-in shower and a separate WC. A large laundry room of 12 m² and a garage of 18 m² with electric door complete this property. From the living room, you will arrive on a large terrace of 30 m² with its awning, you will also find a small greenhouse of more than 5 m² to shelter plants in winter, a semi-buried swimming pool of 7 m in diameter as well as 2 wooden shelters for the storage of wood and equipment. Electric gate, mains drainage, double glazing, heating with new latest generation wood stove and electric and fiber convectors.

House in very good condition, no work needed.

Votre Agence Immobilière en Provence

www.immobilier-en-luberon.fr

06 81 04 03 91 | 06 80 11 35 20