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Technical Sheet > Single storey house with swimming pool > 360.000 euro

<https://www.immobilier-en-luberon.fr/single-storey-house-with-swimming-pool-1143>



Agency mandate number : 2945

Amount of the property : 360.000,00 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 ? **oui**

Property tax : **1150 euro**

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

1/ Housing

Construction Date : **2020**

General condition : **new**

Orientation : **South**

Living space : **75 m²**

Number of levels : **N**

Number of rooms : **4**

Main room : **35 m²**

Type of Kitchen : **open**

Number of bedrooms : **3**

Number of bathrooms : **1**

Number of shower rooms : **N**

Number of toilets : **1**

Storage room : **1**

Basement : **N**

Cellar : **N**

Attic : **N**

Garage : **20 m²**

Parking : **3**

Type of heating : **Electric**

State of electricity, plumbing : **New**

Type of windows : **Double glazing**

Drainage : **everything by sewer**

Possibility expansion : **Yes up to 150 m² in total**

Energy balance (class) : **Classe A : Inférieure à 70 kWh/m²/an et à 6 kg CO₂/m²/an**

Energy balance (value) : **51**

Greenhouse gas balance (class) : **A < 5**

Greenhouse gas balance (value) : **2**

Details, Strengths, other benefits : **New bright, well-appointed villa, plus a garage of approximately 30 m², fully insulated and benefiting from an open plan with bay window, which can be converted into a bedroom.**

2/ Garden

Area : 400 m²

Terrace : 33 m²

Covered terrace : Pergola microperforated tarpaulin guaranteed for 9 years

Outdoor kitchen : N

Swimming pool : 6x3 m

Pool House : N

Tennis : N

Well : N

Details, Strengths, other benefits : Villa located in a very quiet subdivision, a few minutes walk from the center of a village

3/ Photos



This pretty new house, built in 2020, benefits from a ten-year guarantee until 2030. The living area is approximately 75 m² and it is located on a plot of approximately 400 m². The house consists of a kitchen open to a living room of approximately 35 m², giving access to a terrace covered by a pergola, as well as a 6x3 swimming pool, which is also under ten-year guarantee until 2032. It also includes three bedrooms, a bathroom and a separate toilet. In addition, a garage with an area of 20 m² is included, as well as 3 private parking spaces. This house offers a modern and functional living

environment, with open and bright living spaces. The ten-year guarantee provides peace of mind regarding the quality of the construction, and the presence of a garage constitutes an additional advantage for parking and storage.

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