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**Technical Sheet > Near Apt, new single storey house > 285.000 euro**

**<https://www.immobilier-en-luberon.fr/near-apt-new-single-storey-house-1148>**



Agency mandate number : 58136

**Amount of the property :** 285.000,00 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 : **N/P**

Annual charges (gas, water, electricity, ...) : **Around 500 euros**

## **1/ Housing**

Construction Date : **2023**

General condition : **New**

Orientation : **south**

Living space : **86 m<sup>2</sup>**

Number of levels : **x**

Number of rooms : **4**

Main room : **30**

Type of Kitchen : **open equipped**

Number of bedrooms : **3**

Number of bathrooms : **x**

Number of shower rooms : **1**

Number of toilets : **1**

Storage room : **1**

Basement : **x**

Cellar : **x**

Attic : **x**

Garage : **1**

Parking : **yes**

Type of heating : **pellet stove**

State of electricity, plumbing : **new**

Type of windows : **double glazing**

Drainage : **City sewer**

Possibility expansion : **x**

Energy balance (class) : **Classe A : Inférieure à 70 kWh/m<sup>2</sup>/an et à 6 kg CO<sub>2</sub>/m<sup>2</sup>/an**

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

Details, Strengths, other benefits : **Close to Apt and its shops, in a recent and pleasant subdivision, with open views, new single storey house, never inhabited, equipped kitchen, new pellet stove, double insulation in the attic.**

## 2/ Garden

Area : 624 m<sup>2</sup>

Terrace : 1

Covered terrace : X

Outdoor kitchen : X

Swimming pool : X

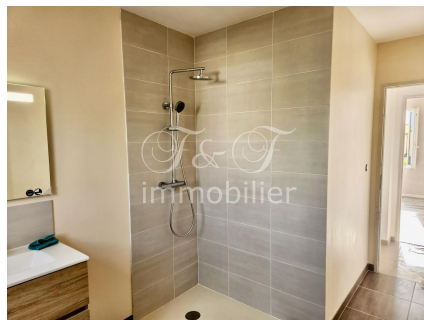
Pool House : X

Tennis : X

Well : X

Details, Strengths, other benefits : garden to be landscaped, possibility of installing a swimming pool and an electric gate

## 3/ Photos



Bright new single storey house facing south with terrace and garage. It consists of three bedrooms with spaces provided for cupboards, a living room of 30 m<sup>2</sup> and an open fitted kitchen. A beautiful shower, a separate toilet and a pantry as well as a pellet stove complete this property in which all you have to do is place your furniture. The insulation of the house is optimal. The garden is to be finished, a connection for an electric gate is already planned.

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**[www.immobilier-en-luberon.fr](http://www.immobilier-en-luberon.fr)**

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