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**Technical Sheet > Recent villa in Gargas > 470.000 euro**

<https://www.immobilier-en-luberon.fr/recent-villa-in-gargas-1172>



**Amount of the property** : 470.000,00 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 : **1270 euro**

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

## **1/ Housing**

Construction Date : **2013**

General condition : **very well**

Orientation : **South West**

Living space : **130 m<sup>2</sup>**

Number of levels : **N**

Number of rooms : **4**

Main room : **60 m<sup>2</sup>**

Type of Kitchen : **open**

Number of bedrooms : **3**

Number of bathrooms : **N**

Number of shower rooms : **2**

Number of toilets : **2**

Storage room : **yes**

Basement : **N**

Cellar : **N**

Attic : **N**

Garage : **N**

Parking : **yes**

Type of heating : **Reversible air conditioning + stove**

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

Type of windows : **Double glazing**

Drainage : **everything by sewer**

Possibility expansion : **N**

Energy balance (class) : **Classe C : De 111 à 180 kWh/m<sup>2</sup>/an et de 11 à 30 kg CO<sub>2</sub>/m<sup>2</sup>/an**

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

Details, Strengths, other benefits : **Beautiful, bright rooms with high ceilings and wood-burning stove.**

## 2/ Garden

Area : 500 m<sup>2</sup>

Terrace : 70 m<sup>2</sup>

Covered terrace : yes

Outdoor kitchen : Yes

Swimming pool : Outdoor pool

Pool House : N

Tennis : N

Well : N

Details, Strengths, other benefits : Superb south-east-facing wooden terrace, outdoor kitchen, new solar panels, 4 new garden sheds under ten-year warranty. New fence and electric gate.

## 3/ Photos



This superb 130 m<sup>2</sup> contemporary villa offers the ideal living space for those seeking comfort and modernity. The high ceilings enhance the luminosity of the bay windows. The fully-equipped kitchen opens onto the living room, making it a convivial place to enjoy life. A pellet stove and reversible air conditioning provide optimum comfort in all seasons. A master suite of around 20 m<sup>2</sup> (with Italian shower, double washbasin and WC) offers an intimate and comfortable space for parents. The other two

bedrooms also offer a private space for children or guests, as well as a shower room and separate toilet. All the bedrooms and the living room have direct access to the 70 m<sup>2</sup> terrace and its outdoor kitchen, A 500 m<sup>2</sup> garden with terrace, swimming pool and new electric gate for added security. A great opportunity for those looking for a quality property.

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