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Technical Sheet > House with garden and gîte > 548.600 euro

https://www.immobilier-en-luberon.fr/house-with-garden-and-gite-1247



Agency mandate number: 3074

Amount of the property: 548.600,00 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, ...): X

1/ Housing

Construction Date: 1981 General condition: good

Orientation: south Living space: 165 m^2 Number of levels: 2 Number of rooms: 8 Main room: 34 m^2

Type of Kitchen: open equipped

Number of bedrooms : 5Number of bathrooms : xNumber of shower rooms : 3

Number of toilets: 3
Storage room: 1
Basement: 1
Cellar: 1
Attic: X
Garage: yes

Parking: yes

Type of heating: fireplace and air conditioning

State of electricity, plumbing : good Type of windows : double glazing

Drainage : City sewer Possibility expansion : X

Energy balance (class): Classe C: De 111 à 180 kWh/m²/an et de 11 à 30 kg CO2/m²/an

Energy balance (value): 143

Greenhouse gas balance (class): C 11 - 20

Greenhouse gas balance (value): 16

Details, Strengths, other benefits: Excellent rental ratio, no work required

2/ Garden

 $\mathrm{Area}:\,1073\,\,m^{\text{2}}$

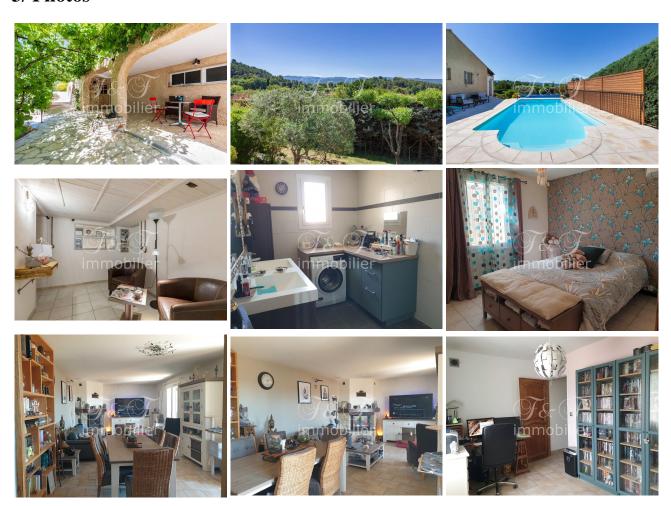
Terrace : 3

Covered terrace : X
Outdoor kitchen : X
Swimming pool : Yes

Pool House: X
Tennis: X
Well: X

Details, Strengths, other benefits: Close to the city center, wooded garden, swimming pool, large terrace, beautiful view, gym, garage and large cellar

3/ Photos



In a quiet and sought-after area close to the city center and shops, real estate complex consisting of a main house on one level of approximately 95 m² with a beautiful living room, equipped kitchen, 3 bedrooms, shower room, pantry and a beautiful terrace with unobstructed views. A guest room of approximately 28 m² with shower room and small living room. A gîte of 40 m² with living room and equipped kitchen, a bedroom and a shower room. The house also includes a gym, a garage, a large pantry and a beautiful swimming pool, all on a plot of 1073 m².

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