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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 m²**

Number of levels : **2**

Number of rooms : **8**

Main room : **34 m²**

Type of Kitchen : **open equipped**

Number of bedrooms : **5**

Number of bathrooms : **X**

Number 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

Area : 1073 m²

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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