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Technical Sheet > Property comprising two houses, swimming pool, garden and two garages > 590.000 euro

https://www.immobilier-en-luberon.fr/property-comprising-two-houses-swimming-pool-garden-and-two-garages-1287



Agency mandate number : 3135

Amount of the property : 590.000,00 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 : 1140 euro
Annual charges (gas, water, electricity, ...) : x

1/ Housing

Construction Date : 2000
General condition : good
Orientation : south
Living space : 185 m²
Number of levels : 1
Number of rooms : 7
Main room : 40 mÂ²
Type of Kitchen : Closed, furnished, equipped
Number of bedrooms : 4
Number of bathrooms : 2
Number of shower rooms : x
Number of toilets : 3
Storage room : x
Basement : x
Cellar : x
Attic : x
Garage : 2
Parking : yes
Type of heating : fireplace and electric
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) : 160
Greenhouse gas balance (class) : B 6 - 10
Greenhouse gas balance (value) : 7
Details, Strengths, other benefits : Property consisting of two independent houses, two garages, a veranda and a terrace.

2/ Garden

Area : 4000 m²
Terrace : 2
Covered terrace : x
Outdoor kitchen : 1
Swimming pool : 10X5
Pool House : x
Tennis : x
Well : x
Details, Strengths, other benefits : Beautiful setting, landscaped garden, no noise pollution, large 10x5m swimming pool, terrace and veranda

3/ Photos



F&F Real Estate offers you the opportunity to purchase this property comprising two houses, located in a quiet and sought-after hamlet in Gargas. The main house, measuring 141 sq m, features a large living room with a fireplace and mezzanine, two bedrooms (including a master suite), a separate fitted kitchen, two toilets, and a veranda. The guest house, measuring 41 sq m, includes two bedrooms, a living room with a kitchenette, and a shower room. The generous size of the plot ensures privacy from intrusive neighbors. Outside, the property boasts a 4,000 sq m garden and two

private garages for your vehicles. Price: â,¬650,000. With its size and layout, this property is ideal for a medium-sized family or for seasonal rentals.

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