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Technical Sheet > House in Gargas in the Luberon > 230.000 euro

<https://www.immobilier-en-luberon.fr/house-in-gargas-in-the-luberon-622>



Agency mandate number : 2293

Amount of agency fees : 12.000,00 euro (at the expense of the buyer)

Seller net price : 218.000,00 euro

Amount of the property : 230.000,00 euro

(An average of 8% of notary fees will be added in supplement)

Region(s) : **Gargas et environs**

Availability : **Free for sale**

Negotiable price ? **oui**

Property tax : **945 euro**

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

1/ Housing

Construction Date : **1983**

General condition : **To refresh**

Orientation : **South East**

Living space : **104 m²**

Number of levels : **N**

Number of rooms : **5**

Main room : **50 m²**

Type of Kitchen : **semi-open**

Number of bedrooms : **4**

Number of bathrooms : **N**

Number of shower rooms : **1**

Number of toilets : **1**

Storage room : **N**

Basement : **N**

Cellar : **N**

Attic : **N**

Garage : **21 m²**

Parking : **1**

Type of heating : **Wood burning fireplace + electric heaters**

State of electricity, plumbing : **Correct**

Type of windows : **single glazing**

Drainage : **everything in the sewer**

Possibility expansion : **N**

Energy balance (class) : **Classe E : De 251 à 330 kWh/m²/an et de 50 à 70 kg CO₂/m²/an**

Greenhouse gas balance (class) : **C 11 - 20**

Details, Strengths, other benefits : **Close to village shops. Easy access, unobstructed view without joint ownership or opposite. Nice house and well exposed.**

2/ Garden

Area : 900 m²

Terrace : 10 m²

Covered terrace : yes

Outdoor kitchen : N

Swimming pool : N

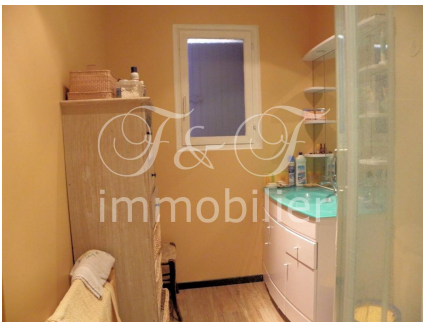
Pool House : N

Tennis : N

Well : N

Details, Strengths, other benefits : Well exposed ground of 900 m² about piscinable, raised and closed.

3/ Photos



A few minutes from Apt between Gargas and Roussillon, single-storey house built in 1983 with an area of 104 m² located on a plot of 1950 m². This pretty house exposed south, south-east, consists of a living room of 50 m² with semi-open kitchen, a hallway serves 4 bedrooms, a bathroom (whirlpool shower), and a separate toilet. A garage with an area of 21 m² with mezzanine (++ storage). The ground of approximately 1850 m² (pool possible) is sported, cloturé and displayed full south.

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