



[www.immobilier-en-luberon.fr](http://www.immobilier-en-luberon.fr)

Lilya Telili

49, boulevard du maréchal Foch - 84400 Apt

[lilya.ffimmobilier@gmail.com](mailto:lilya.ffimmobilier@gmail.com) - 06 18 21 87 57



**Technical Sheet > House with view near gargas > 290.125 euro**

<https://www.immobilier-en-luberon.fr/house-with-view-near-gargas-1022>



Agency mandate number : 2802

**Amount of the property :** 290.125,00 euro (Agency fees at the expense of the Seller)  
(An average of 8% of notary fees will be added in supplement)

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

Availability : **Available for sale**

Negotiable price ? **oui**

Property tax : **830 euro**

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

## **1/ Housing**

Construction Date : **2013**

General condition : **very well**

Orientation : **South**

Living space : **105 m<sup>2</sup>**

Number of levels : **N**

Number of rooms : **4**

Main room : **51 m<sup>2</sup>**

Type of Kitchen : **open**

Number of bedrooms : **3**

Number of bathrooms : **N**

Number of shower rooms : **1**

Number of toilets : **1**

Storage room : **yes**

Basement : **N**

Cellar : **N**

Attic : **N**

Garage : **30 m<sup>2</sup>**

Parking : **yes**

Type of heating : **Stove + reversible air conditioning + inertia radiator**

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

Type of windows : **Double glazing**

Drainage : **everything by sewer**

Possibility expansion : **yes**

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 : **Recent single storey house, very sunny, south facing, very nice living room and superb open kitchen.**

## 2/ Garden

Area : 1000 m<sup>2</sup>

Terrace : 50

Covered terrace : 20

Outdoor kitchen : N

Swimming pool : N

Pool House : N

Tennis : N

Well : N

Details, Strengths, other benefits : Beautiful garden surrounding the house, the plot is fully buildable, possibility to install a pool, not isolated and not overlooked.

## 3/ Photos



With its view of the famous Saignon Rock and part of the Luberon, this beautiful new house offers a living area of approximately 105 m<sup>2</sup>. The fully equipped kitchen opens onto the 51 m<sup>2</sup> living room, which is very bright thanks to its bay windows that lead to a 50 m<sup>2</sup> shaded and tiled terrace. The house has three beautiful bedrooms with cupboards, a separate toilet and a beautiful and large shower room (Italian shower and double washbasin) fitted with a laundry area and storage cupboard. A garage of 30 m<sup>2</sup> will allow you to store the car and access the house directly through the kitchen. To

see quickly!

## **Votre Agence Immobilière en Provence**

**[www.immobilier-en-luberon.fr](http://www.immobilier-en-luberon.fr)**

**06 81 04 03 91 | 06 80 11 35 20**