

## 440 000 €

Buying house 4 rooms

Surface: 125 m<sup>2</sup>

Surface of the living: 50 m<sup>2</sup> Surface of the land: 1030 m<sup>2</sup> Year of construction: 2011

Exposition : Sud View : Dégagée

Hot water : Electrique Inner condition : good

External condition: Exceptional

Couverture: Tiling

## Features:

Jardin arboré, Well, garage, Poêle à granule, Double Glazing, Automatic gate, Calm

- 3 bedrooms
- 1 terrace
- 1 bathroom
- 1 WC
- 2 garages

Energy class (dpe): B Emission of greenhouse gases (ges): A

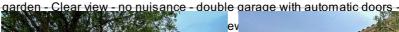
Document non contractuel 26/10/2024 - Prix T.T.C





## House 5245 Gargas

L'Immobilière de I'Olivier offers you this 125 m² house with: garage, view, garden \* GEOGRAPHICAL LOCATION \* Both strategic and comfortable, the location is IDEAL: - 3 minutes by car from the departmental road - 20 minutes walk from schools and the village - 20 minutes walk from supermarkets - 20 minutes walk from the Apt lake Without any nuisance, neither visual nor noise, the property is not isolated and is located in a quiet cul-de-sac on 1100 m² of land. \*THE HOUSE\* Designed on a sloping site, it is accessible by just a few steps to the north but benefits from the brightness of the height to the south. The 2011 construction offers you a living area of approximately 125m². The layout of the rooms is organized as follows: - a living room of more than 50 m² - a veranda of approximately 20m² from 2023 - 3 bedrooms from 10 to 12 m² - a bathroom of 8 m² You will be able to adapt the next works to your needs: - possibility of installing a bathroom in one of the bedrooms - possibility of fitting out an independent single-storey apartment (structural work created and frames installed) - possibility of installing a swimming pool \* THE ASSETS \* - South exposure - Lush, green







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