

440 000 €

Buying house**4 rooms****Surface : 125 m²****Surface of the living : 50 m²****Surface of the land : 1030 m²****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**

Immobilier de l'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 garden - Clear view - no nuisance - double garage with automatic doors -

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S.A.S capital 37200 € -49 place de la Bouquerie 84400 APT - Siret N° 441969 896 00030 NAF 6831Z – RCS AVIGNON

Carte transaction & Carte Gestion CPI 84012018000031670 CCI- Préfecture Vaucluse

G&T – Garanties 240 000€ CEGC PARIS - N°TVA intracommunautaire : FR 1644196989600030 - document non contractuel