



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

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**Technical Sheet > Ground floor house > 420.000 euro**

<https://www.immobilier-en-luberon.fr/ground-floor-house-1174>



Agency mandate number : 2946

**Amount of the property** : 420.000,00 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 : **free for sale**

Negotiable price ? **oui**

Property tax : **880 euro**

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

## **1/ Housing**

Construction Date : **1970**

General condition : **good**

Orientation : **south**

Living space : **125 m<sup>2</sup>**

Number of levels : **1**

Number of rooms : **6**

Main room : **30 + 20 kitchen**

Type of Kitchen : **closed but possible to open**

Number of bedrooms : **4**

Number of bathrooms : **1**

Number of shower rooms : **X**

Number of toilets : **1**

Storage room : **1**

Basement : **X**

Cellar : **X**

Attic : **X**

Garage : **1**

Parking : **yes**

Type of heating : **fuel boiler**

State of electricity, plumbing : **good**

Type of windows : **double glazing**

Drainage : **everything down the drain**

Possibility expansion : **yes**

Energy balance (class) : **Classe E : De 251 à 330 kWh/m<sup>2</sup>/an et de 50 à 70 kg CO<sub>2</sub>/m<sup>2</sup>/an**

Energy balance (value) : **194**

Greenhouse gas balance (class) : **E 36 - 55**

Greenhouse gas balance (value) : **60**

Details, Strengths, other benefits : **Single storey house with open view**

## 2/ Garden

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

Terrace : 1

Covered terrace : X

Outdoor kitchen : X

Swimming pool : X

Pool House : X

Tennis : X

Well : X

Details, Strengths, other benefits : Possibility of putting a swimming pool

## 3/ Photos



In a small hamlet dependent on Gargas, quiet, bright traditional single storey house with 4 bedrooms, a storeroom and a garage. Clear view of the countryside from the terrace, possibility of installing a swimming pool.

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