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Technical Sheet > Beautiful house with quiet garden > 426.000 euro

<https://www.immobilier-en-luberon.fr/beautiful-house-with-quiet-garden-1197>



Agency mandate number : 3014

Amount of the property : 426.000,00 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 : **Available for sale**

Negotiable price ? **oui**

Property tax : **1200 euro**

Annual charges (gas, water, electricity, ...) : **X**

1/ Housing

Construction Date : **X**

General condition : **Good**

Orientation : **South**

Living space : **108 m²**

Number of levels : **1**

Number of rooms : **5**

Main room : **Living room**

Type of Kitchen : **Open**

Number of bedrooms : **4**

Number of bathrooms : **1**

Number of shower rooms : **X**

Number of toilets : **2**

Storage room : **X**

Basement : **X**

Cellar : **X**

Attic : **X**

Garage : **X**

Parking : **Yes**

Type of heating : **Pellet stove/Reversible air conditioning**

State of electricity, plumbing : **Good**

Type of windows : **Double glazing**

Drainage : **Down the drain**

Possibility expansion : **No**

Energy balance (class) : **Classe C : De 111 à 180 kWh/m²/an et de 11 à 30 kg CO₂/m²/an**

Greenhouse gas balance (class) : **A < 5**

Details, Strengths, other benefits : **House 108 m², 3 bedrooms + 1 extra bedroom, double glazing, pellet stove, reversible air conditioning. No work needed.**

2/ Garden

Area : 1300 m²

Terrace : Yes

Covered terrace : X

Outdoor kitchen : Yes

Swimming pool : 10x4

Pool House : X

Tennis : X

Well : X

Details, Strengths, other benefits : Garden of approximately 1300 m², swimming pool and wooden chalet serving as a summer kitchen.

3/ Photos



Beautiful detached house facing south, consisting of 3 bedrooms + 1 extra bedroom, a bathroom, a living room with direct access to the terrace and a dining area with open kitchen. Outside a garden of around 1300 m² with a swimming pool, a wooden chalet used as a summer kitchen, all in a quiet environment. No work needed.

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