

LUBERON GARGAS 4 bedrooms house with view and large garden !!!



INFORMATION

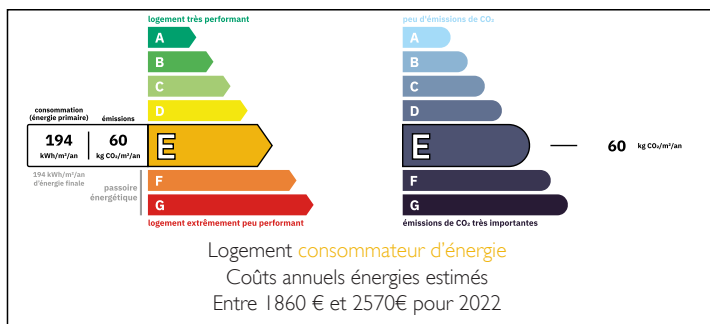
Town:	Gargas
Department:	Vaucluse
Bed:	4
Bath:	1
Floor:	125 m2
Plot Size:	1020 m2



IN BRIEF

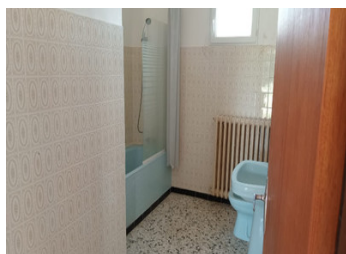
In GARGAS in Provence, Luberon, very close to Roussillon, amidst vineyards and lavender fields, this traditional house is truly located in an idyllic spot. A porch welcomes us to the entrance, to the right a very bright living room opens onto the terrace, a very spacious kitchen, and it is possible to consider opening it up to create a living space of over 45 m², a bathroom, a closet, and 4 large bedrooms, each with a wardrobe, distributed by a hallway. A large garage completes this property, where an workshop can also be set up. Double glazing throughout, oil heating, and connected to the mains drainage. The land of over 1000 m² is suitable for a pool, making this house a little paradise! I would be delighted to accompany you to visit this house!

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

In GARGAS, PROVENCE, just a stone's throw from Roussillon, come and discover this charming house that reminds us why this region is known as the French Tuscany. Surrounding landscapes alternate between vineyards, lavender fields, pine forests, and olive groves, creating a picturesque setting. Overlooking and very close to Roussillon, a bustling tourist village year-round with all the necessary shops, this home is perfectly situated.

This well-built house, with its rows of tiles and colorful façade, welcomes you through a lovely porch. Inside, the entrance leads to a spacious and bright living area, featuring a large living room and an expansive kitchen. On the other side, a hallway distributes four bedrooms, each around 15 m², complete with generous closets. All that's left is for you to create your own universe in this highly sought-after location! The adjoining garage is ample enough for a car and can also serve as a workshop. The attic offers additional storage space.

On the practical side, the house is connected to fiber optics and mains drainage. The land is suitable for a pool, turning this place into a true paradise! Plus, it's just a short distance from Apt and its famous market, renowned throughout Provence, about 45 minutes from Avignon and the TGV station, and around 1.5 hours from Marignane Airport.

Don't hesitate to call me for more information or to schedule a visit!

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe habitation: EUR

NOTES