

LUBERON - Beautiful lock up and go property with 3 beds, 2 baths in a quiet environment close to amenities

EXCLUSIVE



INFORMATION

Town:	Gargas
Department:	Vaucluse
Bed:	3
Bath:	2
Floor:	124 m ²
Plot Size:	478 m ²

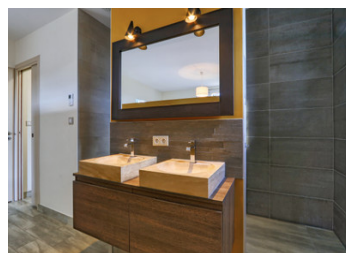
IN BRIEF

Bright and modern house in Gargas – Ideal as a primary or secondary residence

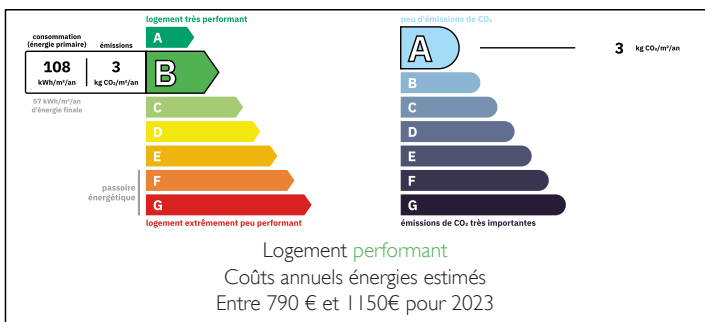
Nestled in a peaceful neighborhood in the charming village of Gargas in Luberon, this spacious 124 m² house stands out with its brightness and modern comfort. Set on a 478 m² plot, it offers a pleasant, easy-to-maintain living environment, secure when away.

The large living room with a beautiful open kitchen opens onto a stunning veranda, where sliding doors allow for a complete opening, creating a seamless flow between indoors and outdoors.

Upstairs, two en-suite bedrooms with their own bathrooms and toilets provide optimal comfort. A closet can easily be turned into a third bedroom. Built in 2013, the house is in excellent condition, move-in ready with no work needed. Its south-facing

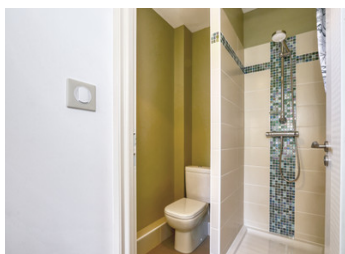


ENERGY - DPE



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.



LOCAL TAXES

Taxe foncière: 1400 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

The house was built by the company Mas en Provence, renowned for the exceptional quality of its constructions. For example, the foundations were made with numerous micropiles, ensuring optimal stability of the building.

Gargas, a charming village in the Luberon in Provence, is famous for its small Friday market and its ochre quarries, particularly the Mines de Bruoux, attracting many tourists and cycling or hiking enthusiasts.

The neighborhood offers a pleasant tranquility, with the school and shops just a few minutes' walk away: bakery, supermarket, pharmacy, hairdresser, doctors, restaurants, town hall, post office, etc.

Apt, located just 2 km away, offers middle schools, large retail stores, a cinema, restaurants, and a bus station. The Avignon TGV station is just an hour's drive away, and the Marseille airport is 1 hour and 15 minutes away.

The Luberon, a true gem of Provence, offers an idyllic setting with its picturesque villages, natural diversity, and cultural activities.

There are many activities available, ranging from hikes through the ochre and lavender hills to bike rides to Mont Ventoux through olive groves and vineyards. The Provence markets, such as those in Apt, Lourmarin, Bonnieux, or Isle-sur-la-Sorgue, are full of local products, while artistic festivals and outdoor concerts enliven summer evenings.

Nearby villages such as Gordes, Roussillon, and Bonnieux captivate with their medieval charm, cobbled streets, and panoramic views of the Luberon valley. The region also offers historical sites such as the center of Apt, the Sénanque Abbey, and the Lourmarin Castle.

The natural beauty of the...