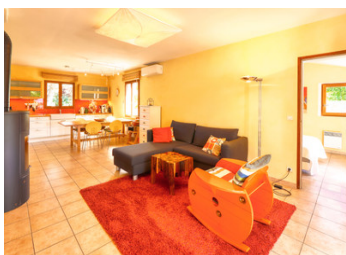
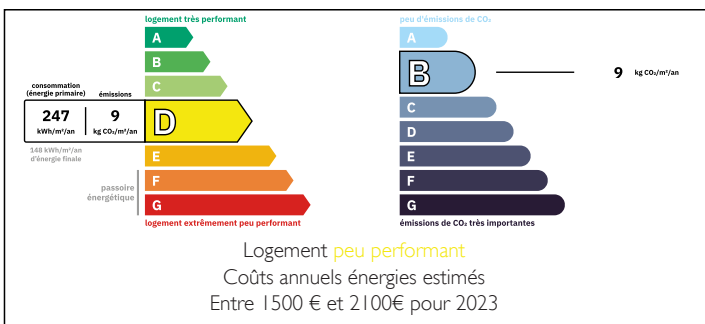


GARGAS, PROVENCE – Ideal holiday home with PANORAMIC VIEWS, garden and swimming pool in a peaceful setting.

EXCLUSIVE



## ENERGY - DPE



## INFORMATION

|             |                     |
|-------------|---------------------|
| Town:       | Gargas              |
| Department: | Vaucluse            |
| Bed:        | 2                   |
| Bath:       | 2                   |
| Floor:      | 73 m <sup>2</sup>   |
| Plot Size:  | 1650 m <sup>2</sup> |

## IN BRIEF

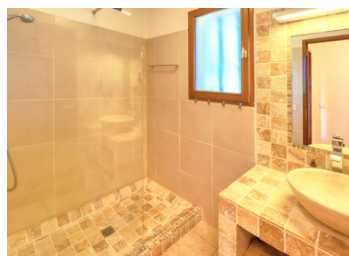
Everything here is designed for enjoying the Provençal lifestyle at its best: sweeping panoramic views over the Luberon countryside, a large swimming pool, summer kitchen and pétanque court. Set in a peaceful natural setting, close to a charming Provençal village, the property benefits from a south-facing aspect and wide open vistas.

The house opens onto generous outdoor spaces, with a large covered terrace that becomes a true extension of the living area. Inside, the bright living room combines a lounge and open-plan kitchen, with a practical utility/back kitchen nearby. The two bedrooms are well separated for privacy, each with its own shower room fitted with shower, washbasin and WC.

Surrounding the house, the garden is laid out around the pool, offering a private and relaxing atmosphere with no overlooking. Fully enclosed plot with plenty

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

Gargas, a delightful village in the heart of the Luberon, is famous for its ochre quarries and the stunning Mines de Bruoux — a unique site that attracts hikers, cyclists, and nature lovers to enjoy the vibrant colors and breathtaking landscapes of Provence.

The Luberon is the dream Provençal destination: picturesque villages, lush nature, lively markets, festivals, and an easygoing lifestyle that's hard to beat.

The house is nestled in a peaceful corner, yet just minutes away from all local amenities. In Gargas, you'll find everything you need: a bakery, supermarket, pharmacy, hairdresser, doctors, restaurants, town hall, school and post office.

The town of Apt is just around the corner, offering colleges, supermarkets, a cinema, bus station, restaurants and of course the famous weekly typical Provençal market, not to be missed!

The Avignon TGV station is only an hour away, and Marseille Airport is 1h15 by car.

Please take a virtual tour with plans — and feel free to reach out for a visit! It would be my pleasure to show you this wonderful property.

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

## LOCAL TAXES

**Taxe habitation: 1600 EUR**

## NOTES