

394 000 €**Buying villa****5 rooms****Surface : 115 m²****Surface of the living : 48 m²****Surface of the land : 760 m²****Year of construction : 2017****Exposition : Sud****View : Jardin****Hot water : Thermodynamique****Inner condition : excellent****External condition : good****Couverture : Tiling****Features :**

Double Glazing, House Bungalow ,

Buanderie cellier

4 bedrooms

1 terrace

1 shower

2 WC

2 parkings

Legal information

394 000 €

Fees paid by the owner, no current procedure, information on the risks to which this property is exposed is available on georisques.gouv.fr.

**Villa Gargas**

Olivier Real Estate offers for sale: House of approximately 115 m² on one level, on a plot of 760 m² fully fenced and planted with trees. Inside, the heart of the house is a large living room with an open-plan kitchen opening onto a living room. The property includes four bedrooms, a bathroom, and two toilets for added comfort. The wood-burning stove heats the entire house, and the reversible air conditioning ensures optimal comfort throughout the year. This home is equipped with a thermodynamic water heater and solar panels with a battery, reducing your carbon footprint and energy bills. The land offers expansion possibilities. Outside, enjoy a large above-ground swimming pool, an outdoor bar, a garden shed for your tools and equipment, and a spacious 54 m² terrace.

Energy class (dpe) : A - Emission of greenhouse gases (ges) : A
Estimated annual energy between 472 and 638 € (reference year 2024)
Document non contractuel - 15/11/2025



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Carte transaction & Carte Gestion CPI 84012018000031670 CCI- Préfecture Vaucluse

G&T – Garanties 240 000€ CEGC PARIS - N°TVA intracommunautaire : FR 1644196989600030 - document non contractuel