

€ 660 000

**Buying mas**

**9 rooms**

**Surface : 250 m<sup>2</sup>**

**Surface of the living : 35 m<sup>2</sup>**

**Surface of the land : 1459 m<sup>2</sup>**

**Year of construction : 1870**

**Exposition : Sud nord**

**View : Jardin**

**Hot water : Fuel**

**Inner condition : excellent**

**External condition : good**

**Couverture : tiles**

**Amenities :**

pool, Pool house, fireplace, Bedroom on ground floor, double glazing, Automatic Watering, Laundry room

7 bedroom

2 terraces

3 showers

3 WC

2 garages

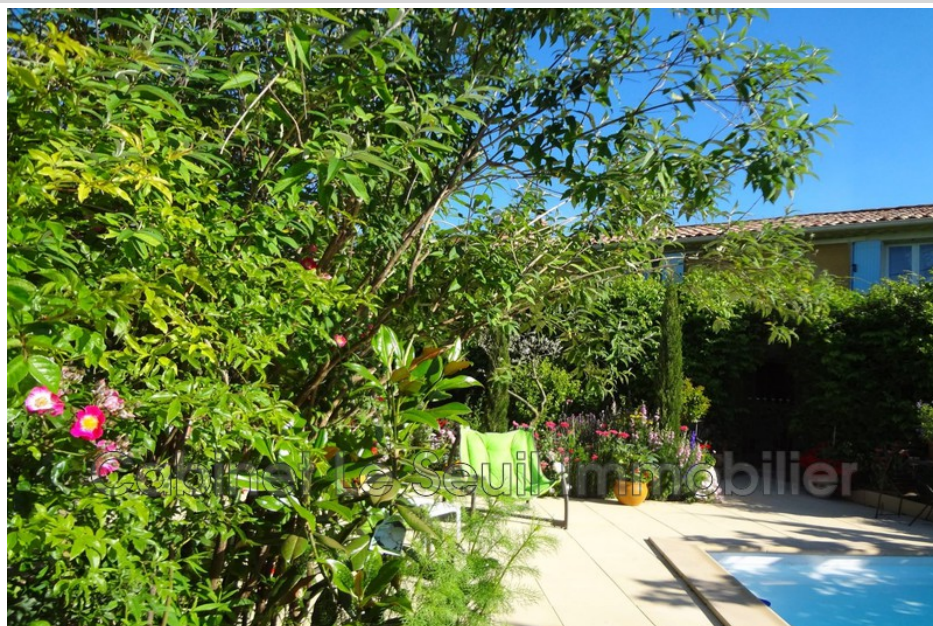
3 parkings

**Energy class (dpe) : C**

**Emission of greenhouse gases (ges) : D**

**Fees and charges :**

660 000 € agency fees 3,64% à the responsibility of the buyer included



**Mas Gargas**

Luberon - Gargas - In sought after area. Large property, offering more than 400 m<sup>2</sup> of surface, A main house of 120 m<sup>2</sup>, which has three bedrooms (17m<sup>2</sup>, 17m<sup>2</sup> and 14m<sup>2</sup>), bathroom of 10m<sup>2</sup>, a living room with fireplace of 35m<sup>2</sup>, an open kitchen with insert of 25 m<sup>2</sup> and a dressing room of 3 m<sup>2</sup>. In a second house of approximately 130m<sup>2</sup>, used as a seasonal rental, on the ground floor a studio of 25m<sup>2</sup>. On the first floor an apartment with three bedrooms (9m<sup>2</sup>, 9m<sup>2</sup>, and 15m<sup>2</sup>), a 9m<sup>2</sup> bathroom, a 15m<sup>2</sup> kitchen, a 20m<sup>2</sup> living room, a 6m<sup>2</sup> shower room with wc and 23m<sup>2</sup> attic . Various outbuildings: laundry room of 4 m<sup>2</sup>, cellar (pool room of 23 m<sup>2</sup>), boiler room of 23 m<sup>2</sup>, storage of 17 m<sup>2</sup>, and two garages of 30 and 51 m<sup>2</sup>. Outside, a covered summer kitchen, a shaded terrace, a 12X9 swimming pool. Automatic watering. Land with trees and flowers with many spots to relax. Ref. : 823V145M - Mandat n°2056\*



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