

GARGAS, LUBERON - Beautifully renovated village property. Ideal lock-up-and-go or family home. A gem!

EXCLUSIVE



## INFORMATION

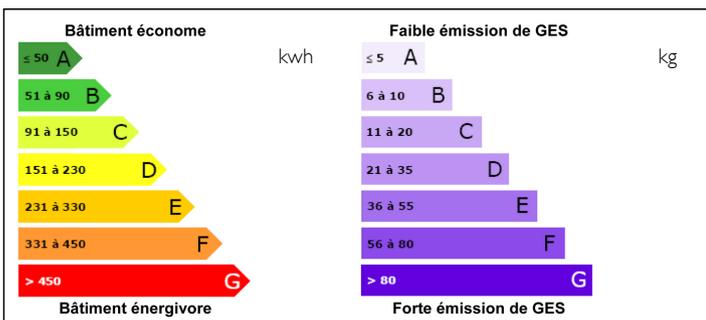
Town:	Gargas
Department:	Vaucluse
Bed:	2
Bath:	1
Floor:	86 m <sup>2</sup>
Plot Size:	81 m <sup>2</sup>



## IN BRIEF

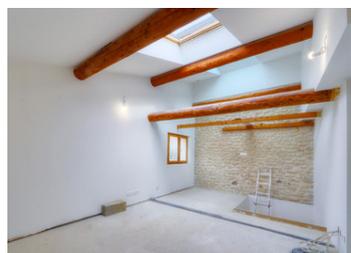
In a charming Provençal hamlet near Gargas, this superb village property will captivate you. Behind the lovely ochre façade, you enter the living/dining room (24 m<sup>2</sup>) that opens on one side to a 11 m<sup>2</sup> space for your kitchen/dining, and on the other side, through a magnificent old stone wall, to a vaulted cellar converted into a cozy space. On this level also a wc/ laundry room (3 m<sup>2</sup>). On the 1st floor, you'll find a bedroom and a beautiful bathroom with a WC. On the 2nd floor, an area (21 m<sup>2</sup>) that awaits to become a bedroom or a workshop. Ideal for a painter, given the high ceilings and indirect light from two large rooflights. Here is also a window with a pleasant view of the hamlet. Undeniable charm with exposed stones, beams, and lovely tiles. Budget for finishing touches required: kitchen, 2 stairs, 1 floor and heating. An opportunity not...

## 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

The owner has renovated this property for years according to his high standards. Unfortunately, nearing completion, health constraints compel its sale.

The last bits to do are for you to install a kitchen, install staircases to the first and 2nd floor, to finish the floor on the 2nd floor and to install the electric radiators (and/or a stove or fireplace if you prefer) for the heating.

A communal parking area is located near the house.

Gargas, a charming village in the Luberon in Provence, is renowned for its ochre quarries, including the Mines de Bruoux, attracting many tourists and enthusiasts for bike rides or walks.

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

Just 2 km away is Apt, with colleges, supermarkets, a cinema, restaurants, and a bus station. The Avignon TGV is a 1-hour drive, and Marseille Airport is 1 hour 15 minutes away.

The Luberon, a true jewel of Provence, offers an idyllic setting with picturesque villages, diverse nature, and cultural activities.

Activities abound, from hiking in the ochre and lavender hills to cycling to Mont Ventoux through olive groves and vineyards. Provençal markets, like Apt, Lourmarin, Bonnieux, or Isle-sur-la-Sorgue, teem with local products, while artistic festivals and open-air concerts enliven summer evenings.

The surrounding villages, such as Gordes, Roussillon, and Bonnieux, captivate with their medieval charm, cobbled streets, and panoramic views of the Luberon Valley. The region is rich in...

## LOCAL TAXES

Taxe foncière:

166 EUR

## NOTES