LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A46328ATC84 Price: 450 000 EUR

agency fees to be paid by the seller

GARGAS, PROVENCE - Modern 4-bedroom villa with pool – Rare A-rated energy efficiency







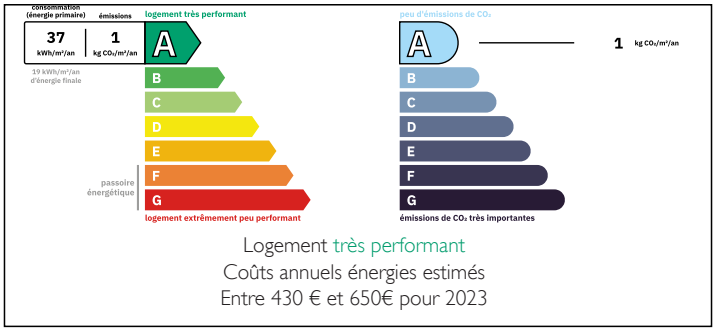








ENERGY - DPE



Logement très performant
Coûts annuels énergies estimés
Entre 430 € et 650€ pour 2023

INFORMATION

Town:	Gargas
Department:	Vaucluse
Bed:	4
Bath:	2
Floor:	117 m2
Plot Size:	1344 m2

IN BRIEF

A newly built modern villa combining high energy efficiency with an effortless indoor-outdoor layout, set against the backdrop of the Luberon.

Flooded with natural light, the home features a spacious open-plan living and dining area paired with a fully equipped contemporary kitchen. Large baies vitrées (sliding glass doors) dissolve the boundary between the interior and the terrace, opening directly onto the swimming pool and the views. The single-level layout includes 4 bright bedrooms, 2 modern shower room, and a separate WC.

Designed for the classic Provence lifestyle, the garden hosts a swimming pool and its dedicated pool house—an ideal space for outdoor dining and relaxation.

The property includes 3 private parking spaces and boasts an exceptional A-rated energy label, a rare

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.







NOTES

DESCRIPTION

The property is situated in a quiet, shared environment just a short drive from the center of Gargas, a lively Luberon village known for its authentic, year-round community.

While the setting offers a peaceful atmosphere, it remains exceptionally practical. The bustling town of Apt is only a few minutes away, providing comprehensive amenities including major supermarkets, local schools, medical centers, and its world-famous weekly Saturday morning market. For outdoor enthusiasts, the Calavon cycle road (Véloroute du Calavon) is easily accessible, offering miles of dedicated paths right through the valley.

This location serves as an ideal base for experiencing the classic Provençal lifestyle. You are surrounded by the protected landscapes of the Luberon Regional Nature Park, with its countryside walks, vineyards, and orchards. The region's iconic perched villages—such as Roussillon, Gordes, and Bonnieux—are all within a short, scenic drive, offering local bistros, historic architecture, and seasonal events.

Despite its quiet setting, the property is well-connected for regional and international travel:

Avignon TGV Station (~50 minutes): High-speed rail links connecting to Paris in under 3 hours.

Marseille Provence Airport (~1 hour): Direct flights to major European and international destinations.

A7 Motorway: Easily accessible for travel down to the Mediterranean coast or up through the Rhône Valley.

Whether you are looking for an easy-to-manage holiday retreat or a permanent family home, this property offers excellent potential. Combining a structurally sound, energy-efficient modern build with a pristine swimming pool and dedicated pool