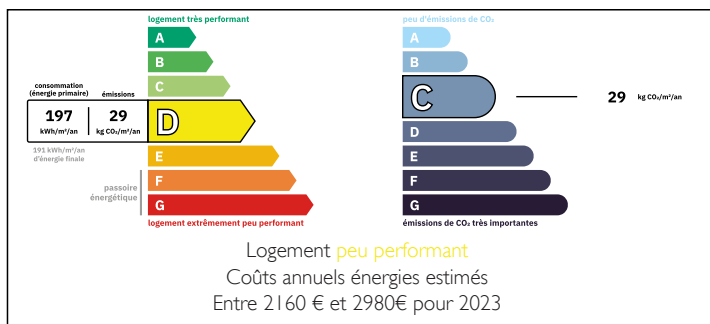


LUBERON - Charming old stone property with 3 bedrooms, garden and possibility to create a splash pool (10 sqm)

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Gargas
Department:	Vaucluse
Bed:	3
Bath:	2
Floor:	151 m2
Plot Size:	1026 m2

IN BRIEF

Not far from the Provençal village of Gargas, this charming 151 m² southwest-facing renovated old farm in the heart of the Luberon offers peace, space, and authenticity.

Set on 1026 m² of enclosed land with views over mountains, farmland and a small forest, it features a lovely garden with an olive tree and a large lime tree, several terraces, and space for a splash-pool. There is also a large private parking space.

The property retains beautiful original features such as exposed beams, traditional tiling, and old stone walls.

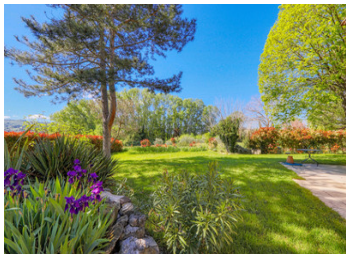
The ground floor contains a cosy living room around a fireplace, a bright dining area with French doors opening onto the terrace, a comfortable kitchen, and several storage spaces.

Upstairs are a spacious office, three bedrooms (one en suite with shower), and a second bathroom and wc.

Quietly located yet close to amenities,...

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.

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

LOCAL TAXES

Taxe foncière: 1800 EUR

Taxe habitation: EUR

NOTES