

372 000 €

**Contact agency**

**La Loge Immobiliere**

6 boulevard Général Charles de Gaulle

05000 Gap

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**For sale apartment**

**4 rooms**

**Surface : 92 m<sup>2</sup>**

**Surface of the living : 40 m<sup>2</sup>**

**Year of construction : 2006**

**Exposition : Est**

**View : Jardin**

**Hot water : Individuelle gaz**

**Inner condition : GOOD**

**Standing : residential**

**Building condition : GOOD**

**Features :**

Belle prestation, double glazing, gated, CALM, unobstructed view, residential, Jardin de 350 m<sup>2</sup>, shutters, Garage de 32 m<sup>2</sup>, Visitor Parking

3 bedroom

1 terrace

1 bathroom

1 WC

1 garage

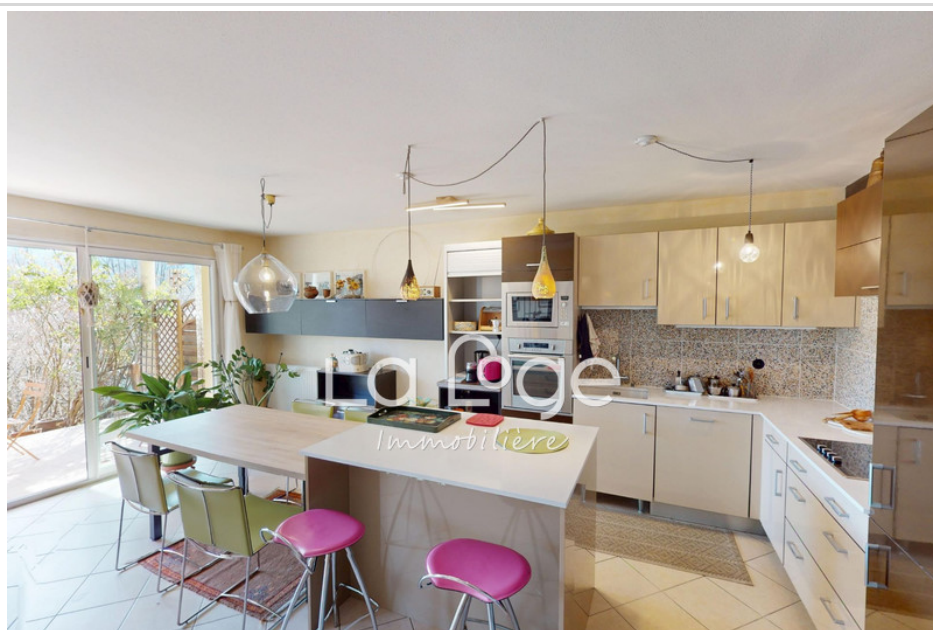
1 parking

1 cellar

**Energy class (dpe) : D**

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

Document non contractuel  
11/03/2025 - Prix T.T.C.



**Apartment 371 Gap**

GAP: La Loge Immobiliere has the pleasure of presenting to you, within an intimate and popular residence, this superb 92 m<sup>2</sup> garden level apartment combines elegance, comfort and nature, offering a real bubble of serenity in the heart of the city. From the entrance, a large reception hall harmoniously serves all the rooms, revealing a living room bathed in light, opening onto a fully equipped kitchen, where functionality and aesthetics meet. Three beautiful bedrooms with storage, one of which has direct access to the outside, a bathroom, a storeroom and separate toilets with washbasin for greater practicality. But it is the outside that makes all the difference: 350 m<sup>2</sup> of private garden, divided into three distinct universes. A spacious terrace for moments of relaxation and conviviality, a vegetable patch to cultivate your well-being, and a terraced area descending towards the Luye, offering a soothing natural setting where the water murmurs in the background. A rare privilege! In terms of comfort, individual heating guarantees controlled charges, and a closed garage of 32 m<sup>2</sup> completes the whole. Additional advantage: a cellar located on the entrance landing, ideal for optimized storage. A unique property, where quality services and an exceptional natural setting meet. To discover without delay!

**Fees and charges :**

Annual current expenses: 700 €

