

630 000 €

**Contact agency**

**La Loge Immobilière**

6 boulevard Général Charles de Gaulle

05000 Gap

04 92 58 77 28 / info@laloge-immobiliere.com

**For sale house**

**5 rooms**

**Surface : 164 m<sup>2</sup>**

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

**Surface of the land : 3480 m<sup>2</sup>**

**Year of construction : 1994**

**Exposition : Plein sud**

**View : Dégagée**

**Hot water : Géothermie**

**Inner condition : to modernize**

**External condition : GOOD**

**Couverture : tiling**

**Features :**

Vaste terrain constructible et arboré, Salle d'eau et w c de plain pied, géothermic, fireplace, Bungalow rooms, Potentiel constructible, Canal d'arrosage, Laundry room, Automatic gate, CALM

4 bedroom

1 terrace

1 bathroom

1 shower

3 WC

1 garage

4 parkings

4 cellars

Document non contractuel

25/12/2024 - Prix T.T.C



**House Gap**

Gap - La Tourronde: EXCLUSIVELY La Loge immobilière presents a rare product with great potential; in fact, you will discover at the gates of the city of Gap in the popular sector of La Tourronde an avant-garde villa from 1994 in timber frame with a habitable floor area of approximately 160 m<sup>2</sup> with geothermal underfloor heating. In addition to its high energy performance, you have a large flat and buildable plot of approximately 3,500 m<sup>2</sup> which offers you numerous opportunities for additional developments (swimming pool with pool house, garages, workshops) or the possibility of building one or two additional villas. Once inside, you will discover on one level a spacious living room of approximately 37 m<sup>2</sup> with direct access to the terrace then the garden, a semi-open kitchen, two bedrooms, a bathroom with toilet as well as a warm entrance with cupboard and separate toilet. Upstairs, you will discover two bedrooms, one of which is 33 m<sup>2</sup> and can be divided, as well as a spacious bathroom with toilet and storage. In the basement, you will have several cellars, workshop, laundry room and a garage for a total surface area of approximately 100 m<sup>2</sup> also accessible on one level from the garden! In addition, a spacious garden shed to store your maintenance equipment as well as the watering channel at the edge of the property! The land is fully fenced and has an automatic gate. Regarding urban transport, you will have a bus stop just 500 meters away, ideal for offering autonomy to your school age children!

