

Price on request

Contact agency

La Loge Immobilière

6 boulevard Général Charles de Gaulle

05000 Gap

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For sale house

7 rooms

Surface : 195 m²

Surface of the living : 50 m²

Surface of the land : 2069 m²

Year of construction : 1982

Exposition : Sud ouest

View : Montagne

Hot water : Thermodynamique

Inner condition : excellent

External condition : exceptional

Couverture : tiling

Features :

Vue panoramique époustouflante, Position dominante, Aucun vis-à-vis, fireplace, Bedroom on ground floor, double glazing, Automatic Watering, Laundry room, Automatic gate, CALM

4 bedroom

2 terraces

2 bathrooms

3 WC

1 garage

2 parkings

Document non contractuel

Energy class (dpe) : C

Emission of greenhouse gases (ges) : A



House 410 Gap

Gap - Sainte-Marguerite: The Loge immobilière invites you to the heart of the city's most prestigious neighborhood to discover this luxurious property that checks all the boxes for a true coup de cœur! Positioned in an elevated and private location, you will enjoy eternal views of the stunning panorama featuring the two iconic mountains of Gap, Charance and Céüse, along with its little sister Céüsette! Set on a generous, pool-ready, and beautifully landscaped plot, this home of approximately 200 m² has been fully renovated with top-quality materials and boasts state-of-the-art premium features, including underfloor heating powered by a heat pump and photovoltaic panels! The outdoor space is fully equipped with a summer kitchen featuring a gas plancha and a pizza oven, perfect for entertaining your guests and enjoying pleasant moments on the terrace and in the garden! A spacious and bright veranda elegantly links the indoor and outdoor living areas. Inside, the kitchen is separate and fitted with high-end appliances, including a LACANCHE cooking range and hood. The main living area is designed around versatile spaces, perfect for watching a movie or your favorite show, reading the latest novel by your favorite author, playing a piano piece, or savoring a Scottish whisky with a Caribbean cigar. Adjacent to this, the dining room—which can be converted into an additional bedroom—opens onto a second fully glazed veranda, ideal for yoga or relaxation sessions. The ground floor master suite offers a



shelter your vehicles, you will have a spacious carport that fits two cars side-by-side, as well as a garage with a mezzanine for storing all your equipment! The property is fully fenced and secure, with an automatic gate and video intercom. Don't miss this rare opportunity to own a unique and modern home in a neighborhood with the lowest turnover rate in the town!

Fees and charges :

