

## Price on request

### Contact agency

**La Loge Immobilière**

6 boulevard Général Charles de Gaulle  
05000 Gap  
04 92 58 77 28 / [info@laloge-immobiliere.com](mailto:info@laloge-immobiliere.com)

### For sale house

8 rooms

Surface : 178 m<sup>2</sup>

Surface of the living : 30 m<sup>2</sup>

Surface of the land : 2587 m<sup>2</sup>

Year of construction : 1970

Exposition : Sud ouest

View : Dégagée

Hot water : Electrique

Inner condition : to renovate

External condition : GOOD

Couverture : tiling

### Features :

Deux garages, Magnifique vue dégagée et dominante, Ravalement effectué, Deux garages, Beaucoup de potentiel, double vitrage, Possibilité de créer plusieurs logements, CU actuellement opérationnel, building land, CALM

6 bedroom

1 terrace

2 bathrooms

2 WC

2 garage

5 parkings

Document non contractuel

10/01/2026 - Prix T.T.C



## House 438 Gap

GAP-ROMETTE: Exclusively La Loge Immobilière is pleased to present this house situated in a commanding position, offering unobstructed views of the surroundings and mountains, in a calm and open environment. Built on a generous plot of 2,587 m<sup>2</sup>, it stands out for its genuine potential for development, enhanced by an already approved operational urban planning certificate, allowing the construction of new buildings on the land. A rare opportunity for a family, heritage, or investment project. The house offers 178 m<sup>2</sup> of living space spread over 8 rooms, and currently consists of two independent units: a 5-room apartment of 104 m<sup>2</sup> and a 3-room apartment of 74 m<sup>2</sup>. This layout provides great flexibility, ideal for hosting a multigenerational family, for a rental project, or even for merging the spaces to create a large family home. Built in 1970, the house requires renovation, allowing for a tailored enhancement project. External insulation on the north side has been completed, and the structure overall is solid. Windows and shutters have been replaced. Regarding outbuildings, the property includes two garages, two cellars, and several outdoor parking spaces, a real bonus for daily life as well as for rental purposes. The buildable land allows for potential plot subdivision or new construction, providing an additional opportunity for medium- to long-term value increase. A rare property due to its size, land, and possibilities, ideal for buyers seeking a flexible project combining quality of life and real estate.

