

1 760 € / month

#### Location house

6 rooms

Surface : 139 m²

Surface of the living : 45 m²

Surface of the land : 517 m²

Year of construction : 1999

Exposition : Plein sud

View : Jardin

Hot water : Gaz

Inner condition : good

External condition : good

Couverture : tiles

#### Features :

Plancher chauffant, Bureau, Mezzanine, Terrasse à l'étage, Bedroom on ground floor, double glazing, Laundry room, calm

4 bedroom

2 terraces

1 bathroom

1 shower

2 WC

1 garage

2 parkings

#### Fees and charges

Monthly rent 1 760 € with charges including 60 € provision for charges with annual settlement %} (excluding charges 1 700 €).

1 529 € VAT of fees paid by the tenant (including 417 € VAT for state of the property), 1 700 € for security deposit, minimum net monthly income required 5 100 €



#### House Gap

Available for rent from November 1st! In a highly sought-after neighborhood known for its tranquility and southern location in Gap, with a bus stop just steps away, La Loge immobilière presents this spacious 140 m² house perfect for a family! You'll find a home featuring four bedrooms, an office, two bathrooms, two separate toilets, and a laundry room! On the garden level, there is a large main living area with a lounge space and a dining room totaling over 45 m², a generous semi-open kitchen with storage and direct access to the garage with a mezzanine, along with the laundry room, office, and a separate toilet. The numerous large windows provide optimal natural light and direct access to a south-facing garden with complete privacy! Upstairs, you'll find the four bedrooms, a bathroom, a shower room, and the second toilet. A spacious mezzanine also offers the possibility to create a relaxing area extended by a lovely covered terrace with...

Energy class (dpe) : D - Emission of greenhouse gases (ges) : D  
Estimated annual energy between 2090 and 2880 € (reference year 2023)  
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