LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL

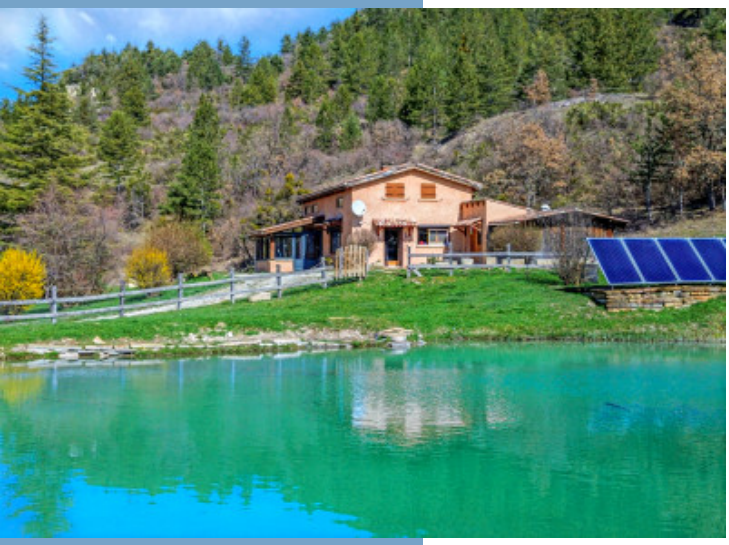


4 BED PROPERTY WITH AMAZING MOUNTAIN VIEWS, VERY QUIET LOCATION, WATER SOURCE, POND, POOL, STABLES, 2 HA

www.leggettprestige.com LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE,
UK Freephone: 08700115151 Telephone: +33 553 608 488 E-mail: prestige@leggett.fr

www.leggettprestige.com

4 BED PROPERTY WITH AMAZING MOUNTAIN VIEWS, VERY QUIET LOCATION, WATER SOURCE, POND, POOL, STABLES,...





PROPERTY FACT FILE

REFERENCE	A42712DAD04
PRICE	€ 560,000 £ 0* *agency fees to be paid by the seller
BEDROOM	4
BATHROOM	1
ACCOMMODATION	155 m²
LAND	19717 m²
TOWN	Barrême
DEPARTMENT	
LOCATION	Isolated
TYPE	Maison de Vacances, Bed and Breakfast, Land without CU
CONDITION	
FEATURES	Swimming Pool, Private drainage, Lake

*Price based on current exchange rate which is subject to change





LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr

- Spectacular views, very calm and quiet
- 4-bedrooms with room for more
- Water source - feeds the entire property
- Garage, carport, outbuildings and stables
- Solar panels, floor heating, DPE C

4 BED PROPERTY WITH AMAZING MOUNTAIN VIEWS, VERY QUIET LOCATION, WATER SOURCE, POND, POOL, STABLES,...

Ref : A42712DAD04

Haute Provence in South of France is known for spectacular natural beauty, gorgeous views, clean air and 300 days of sunshine all year round. This property offers spectacular views in total tranquility and with two hectares of land is perfect for horse lovers , with water source to feed the property, pool and animals. A water source in the



DESCRIPTION

Large mezzanine - could be a third upstairs bedroom and/or another shower room
1 WC with wash sink

Exterior:
Garage
Carport
Stables
Outbuildings

Pool 11 x 5

Excellent energy rating C!

Heating:
Oil-based and solar panels
Floor heating
Woodburner



The house is south, east and west facing

Huge business potential as a B & B

Floorplan and a 360-degree virtual tour available online here below

Closest amenities only minutes away

The property is situated approximately 115 km from Nice International airport or 155 km from Marseille International airport. Nearest large cities are Digne or Castellane, each approximately 30 minutes away.



Alpes-de-Haute-Provence, with more than 300 days of sunshine per year, geographically, gastronomically and culturally close to Italy, is a region world famous for its lavender production at the Valensole plateau, for its Gorges du Verdon (the European equivalent of Grand Canyon), its clean air, breathtaking views and beautiful countryside, where families with children, walkers, hikers can enjoy the outside.

More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A42712DAD04

COMPLETE FILE AND PHOTO ON REQUEST

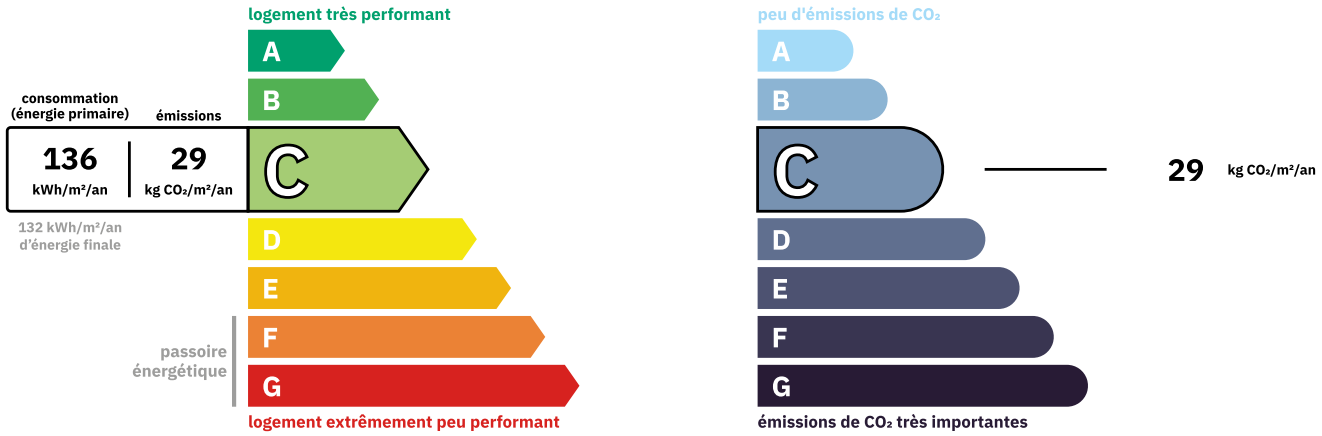
LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr

4 BED PROPERTY WITH AMAZING MOUNTAIN VIEWS VERY QUIET LOCATION, WATER SOURCE, POND, POOL, STABLES,...

Ref : A42712DAD04

Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Moderatly efficient
Estimated annual energy costs
between 1330 € and 1870€ for 2021

NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchangerates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

Réf :A42712DAD04
FILE COMPLETE AND PHOTOS ON REQUEST

LEGGETT IMMOBILIER INTERNATIONAL
Téléphone : +33 553 608 488
E-mail: prestige@leggett.fr

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr