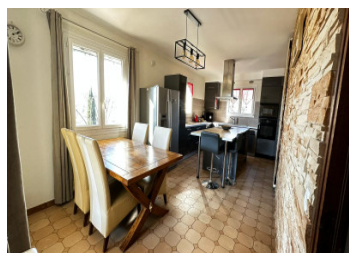


## Oraison: Exquisite Villa with 5 bedrooms, splendid views, large pool and private parking



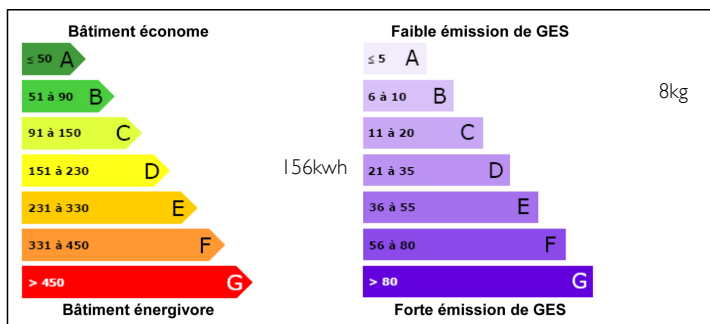
## INFORMATION

Town:	Oraison
Department:	Alpes-de-Haute-Provence
Bed:	5
Bath:	2
Floor:	197 m2
Plot Size:	3780 m2

## IN BRIEF

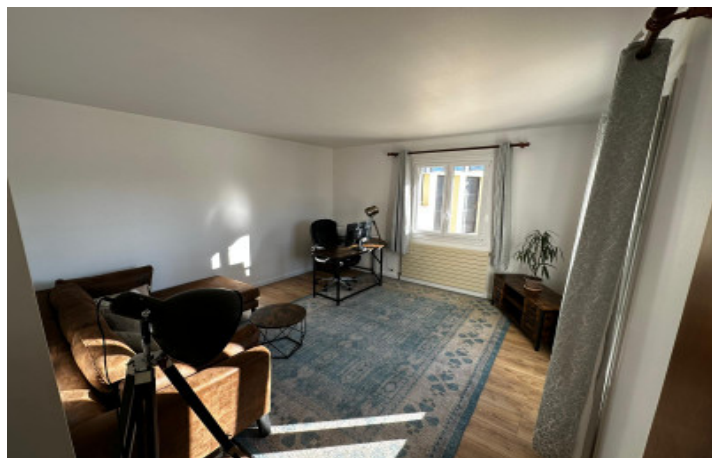
We are thrilled to offer for sale this exquisite villa in walking distance to centre of the beautiful small town of Oraison. The property is set in a haven of tranquility with amazing views over the Durance, with the perched village of Villeneuve in the distance. It has been modernised with great taste and style. It boasts 60 olive trees and a magnificent pool. The interior is spacious, bright and decorated with charming taste.....an absolute gem. It is rarely one can find such a property! The villa has 5 bedrooms (2 on ground floor, 2 upstairs and 1 big one in the basement). On every floor you will find a bath or shower room and outside, next to the large pool of 12 x 6 m, you will find another shower room / WC in the pool house. Hidden in the garden you'll find another garage, that you can easily turn...

## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## LOCAL TAXES

Taxe foncière: 2999 EUR

## NOTES

## DESCRIPTION

Heating: Heat pump and reversible air conditioning.

The villa is at walking distance (10 minutes) from the centre of Oraison, but at the same time it is at 7 minutes by car from entrance of the highway, which brings you within 20 minutes to ITER, 50 minutes to Aix en Provence TGV, 60 minutes to Marseille airport and 80 minutes into the Alps for skiing.

Habitable Space :

Ground floor :

Entrance : 13 m2

Living room: 41 m2

Bedroom 1 / Office: 16 m2

Kitchen: 11 m2

WC: 2 m2

Annex Kitchen: 10 m2

Dressing room: 5 m2

Shower room: 8 m2

Bedroom 2: 14 m2

Hallway : 4 m2

Floor

Bedroom 3: 12 m2

Bedroom 4: 13 m2

Bathroom: 5 m2

WC: 2 m2

Hall: 4 m2

Stairs hall: 6 m2

Basement

Garage: 38 m2

Cellar long: 28 m2

Cellar short: 12 m2

Shower room: 4 m2

Bedroom 5: 23 m2

Pool house:

Shower room: 6 m2

Technical room: 6 m2

Garage in the garden: 18 m2

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