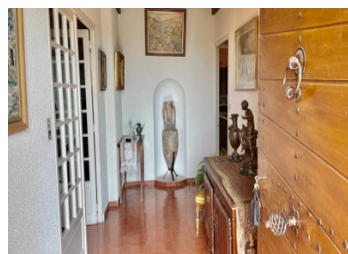


Luberon: Family home on a large lot of constructible land, 5 bedrooms, double garage, close to amenities



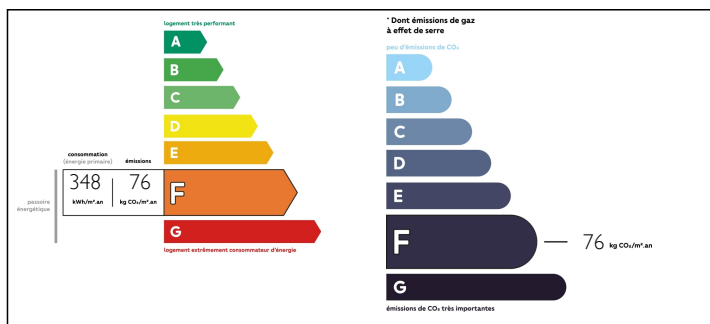
INFORMATION

Town:	Pierrevet
Department:	Alpes-de-Haute-Provence
Bed:	5
Bath:	2
Floor:	185 m2
Plot Size:	5615 m2

IN BRIEF

This large family house from the years '70 with 5 bedrooms stands in the midst of mature pine trees on a slope, very close to the best bakery in Pierrevet. So if you want to get your bread on foot in the morning, you can do it from here The house itself is a bit outdated and certainly needs renovation. But the location and the view of the village of Pierrevet are fantastic, and the fact that another 750 square metres of emprise au sol will be possible on the 5,615 square metre site makes this house a launching pad for a multigenerational project.

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.



DESCRIPTION

On the first floor, immediately to the left of the entrance hall, is the living room, which is completely surrounded by a terrace. The living room has a large fireplace around which the sofa and comfortable chairs are grouped. The dining area is directly accessible from the kitchen and right next to the dining area is the largest part of the terrace, where you can enjoy the evening sun. Turning from the entrance hall to the right is the bedroom wing. Here are 3 bedrooms, a bathroom and a toilet. 2 of the 3 bedrooms have a point d'eau.

In the basement, besides the double garage and the laundry room, there are two more bedrooms, a bathroom and a small kitchen. This unit can of course also serve as a separate flat, as it has its own entrance.

The heating is oil-fired.

The windows are all single glazed.

The waste water is drained via route à l'égout.

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

LOCAL TAXES

Taxe foncière: 2650 EUR

NOTES