

**RARE! Newly renovated single-storey house, modern and fresh, with beautiful views of Sisteron**

## EXCLUSIVE



## INFORMATION

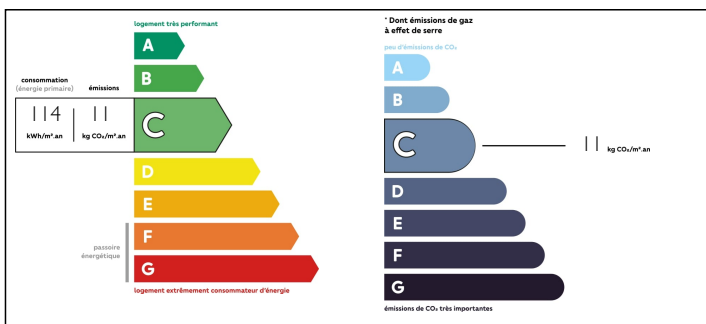
Town:	Sisteron
Department:	Alpes-de-Haute-Provence
Bed:	2
Bath:	2
Floor:	140 m <sup>2</sup>
Plot Size:	1375 m <sup>2</sup>

## IN BRIEF

EXCLUSIVE by Leggett! A rare gem in the beautiful town of Sisteron is for sale! Recently and fully renovated with high quality fittings, a house ready to move into. This single-storey property is southwest-facing, bright, modern and completely renovated. It comprises of open and inviting entrance and hallway, a large living room (28 m<sup>2</sup>) with sunny connecting veranda (15 m<sup>2</sup>), a bright and spacious kitchen with large dining area (total 23 m<sup>2</sup>). Further in you'll find a bedroom (16 m<sup>2</sup>) with its own large bathroom (6 m<sup>2</sup>), a second bedroom (11 m<sup>2</sup>), a study (6.7 m<sup>2</sup>), a second bathroom (3 m<sup>2</sup>), a large basement (36 m<sup>2</sup>) and two garages (20 m<sup>2</sup> and 25 m<sup>2</sup>). There is a large private parking area and two garages, one adjoining (20 m<sup>2</sup>) and a separate one (25 m<sup>2</sup>). There is a sunny garden (pool allowed) and beautiful environment all around. All...



## 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

Welcome to this lovely and recently fully renovated modern single-storey home in Provence.

This cozy yet modern house, built in 1981, consists of a large living room with connecting and sunny veranda, a bright open plan kitchen with a large dining area, two bedrooms, two shower rooms, an office area and a large basement. This used to be a three bedroom house that was turned into a two-bed and can easily be converted back to into a three bedroom house. There is also an additional space for a fourth bedroom or an independent studio apartment.

Efficient and energy saving heating system based on gas.

There are beautiful views everywhere. The garden is on flat terrain, well-kept and fenced, suitable for both children and animals.

If wanted, there is a possibility to have a pool. The garden has access to water.

The Provencal town of Sisteron is famous and popular among tourists for it's beautiful and historic center.

In the outskirts of this lovely town you'll find this property, situated in a calm residential area.

Alpes-de-Haute-Provence is a region famous for its lavender production at the Valensole plateau, for its Gorges du Verdon (the European equivalent of Grand Canyon), its clean air, breath-taking views and beautiful countryside, where families with children, walkers, hikers can enjoy the outside.

The region is perfectly situated between the Mediterranean Sea and family-friendly ski slopes, between one or one and a half hour away.

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Information about risks to which this property is...

## LOCAL TAXES

**Taxe foncière: 1751 EUR**

## NOTES