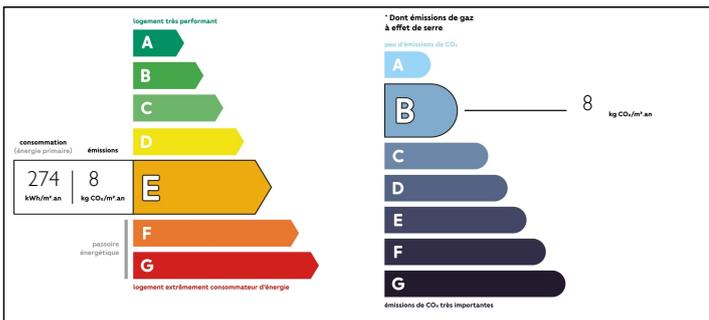


Near Forcalquier: Beautiful villa, 5 bedrooms, large terrace and swimming pool, unobstructed view, no noise

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Cruis
Department:	Alpes-de-Haute-Provence
Bed:	5
Bath:	2
Floor:	155 m2
Plot Size:	1910 m2

IN BRIEF

Between Sisteron and Forcalquier, in a lovely village named Cruis situated at the feet of the Montagne de Lure: Discover the ultimate retreat for biking, hiking and nature enthusiasts - a large villa (appr. 155 sqm) nestled in the serene heart of Provence. Embrace tranquility with stunning views from three meticulously positioned terraces, each strategically oriented to embrace the sun's journey across the sky ... Inside, the living room with its crackling fireplace promises warm gatherings during cooler evenings. The dining room, which feels as if it were part of the living room, offers enough space for a loooooong dining table. With its five bedrooms of different sizes, one of which on the ground floor, and its two bathrooms which may need a refreshment this villa stands ready to accommodate family, friends and cherished guests in comfort and style. Stepping outside, an inviting 9 by 4.5-meter swimming pool beckons, promising refreshing swims...

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

The Provençal sun casts its golden embrace upon the water, creating a picturesque scene that seamlessly merges with the surrounding natural beauty. Engage in leisurely games of boule at your private pitch, where laughter and friendly competition become cherished memories.

And then the night comes. Also in summer relatively cool, so you can get a good nights rest. If you want to sleep at all: With its clear skies this part of the Provence offers you the best view into the Milky Way and beyond --- so many astronomers and hobby-astronomers enjoy this spectacular scenery on 300 out 365 days a year.

This villa is nature lover's haven.

For those with a penchant for mechanics or extra storage, a double garage stands ready to accommodate your needs.

For those who seek solace, adventure, and the timeless beauty of the great outdoors, this villa promises unforgettable moments and a genuine connection to the essence of Provence's soul.

Approximate measures:

Ground Floor:

Living room: 31 sqm (with a closed fire place)

Kitchen: 12 sqm

Room behind kitchen: 3 sqm

Bedroom 1: 13 sqm

Bathroom: 7 sqm

WC: 1,5 sqm

Hallway and entry: 12 sqm

First floor:

Bedroom 2: 21 sqm

Bedroom 3: 11 sqm

Bedroom 4: 10 sqm (used as walk-in wardrobe)

Bedroom 5: 14 sqm

Storage room: 21 sqm (can be built into a room)

Bathroom: 4 sqm

LOCAL TAXES

Taxe foncière: 2000 EUR

NOTES