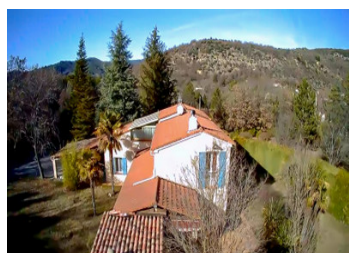


Beautiful house with very pretty views in very calm Provençal countryside, well-kept garden, outdoor kitchen

EXCLUSIVE



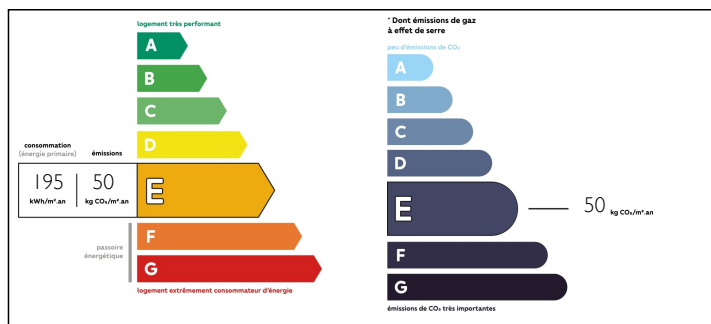
INFORMATION

Town:	Estoublon
Department:	Alpes-de-Haute-Provence
Bed:	4
Bath:	2
Floor:	146 m2
Plot Size:	2809 m2

IN BRIEF

Beautiful and exquisitely well-kept house in the calm Provençal countryside, in the valley of l'Asse between Valensole and Digne-les-Bains. Possibility to have a pool. In calm residential and quiet area. No works are needed. The house has 146 m² living area and more than 100 m² of additional area such as sun room and a former gym area. The house has a large living room, separate kitchen, four bedrooms, a library, sun room and a large basement with work area and garage. There is a carport, loads of storage and a maintained and peaceful garden.

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: 1751 EUR

NOTES

DESCRIPTION

On the ground floor is a large living room of approximately 38 m², separate kitchen of 15 m², two of the four bedrooms and a shower room and a separate WC.

Two separate staircases connect to the first floor. The first one to a large sunlit bedroom of 18 m² and a library.

A second one leads to the next first floor bedroom of 14 m² and also to large bathroom, a separate WC and the above mentioned sun room.

There is a large basement area with a former gym room, a cellar and a large garage with plenty of storage.

The terraces are east, south and west-facing and connect to a summer kitchen.

The house has a very high standard and quality and attention to details. There are custom-made quality cabinets and plenty storage facilities. There is air conditioning on the first floor and the main bathroom is equipped with twin basins and a corner whirlpool bathtub.

A large carport can be turned into a gîte or a studio. There is also a garden shed with plenty of storage.

The beautifully landscaped garden, with an automated irrigation system, is approximately 2800 m².

The property is in a very quiet area in a beautiful village.

This is a very rare gem.

Alpes-de-Haute-Provence 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