

Large property with three dwellings, 3.5 hectares of land, park, lake, riverside, with two popular B & B's!

EXCLUSIVE



INFORMATION

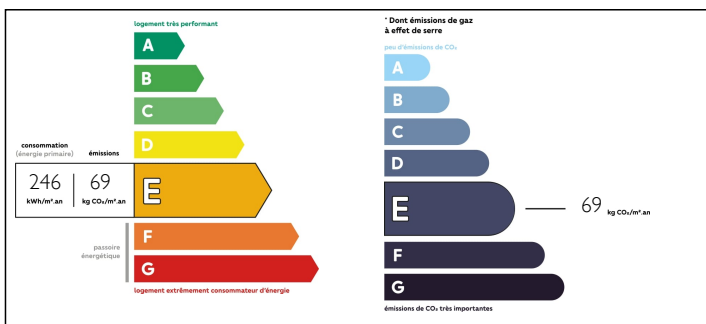
Town:	Beynes
Department:	Alpes-de-Haute-Provence
Bed:	7
Bath:	3
Floor:	265 m2
Plot Size:	35090 m2

IN BRIEF

A magical place where you enjoy and explore your own park, fields, riverside or take a paddle boat tour around your very own lake. This place is truly captivating. Whether in the summer or winter months, this place takes your breath away with it's wild and beautiful nature. Who does not dream of owning enough land to go out for walks with your dogs and not meet a soul? The 3,5 hectares of land offer plenty of space to do that. Why not have horses roaming around, or go with your family for long walks by the riverside and enjoying the beautiful views? You have a greenhouse there already where you can grow your own veggies. You have access to your own water. You have space for a chicken coop or two or three, you can keep all the animals you want. A dream for anyone wanting to live in the...

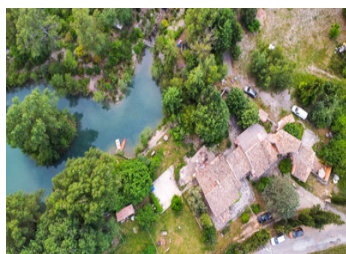


ENERGY - DPE



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: 1740 EUR

NOTES

DESCRIPTION

The whole property is divided into three different dwellings, in total of 265 m² of living area. The main house has a large living room with a grand fireplace, access to large and sunny veranda. From the main entrance you enter into the kitchen or turn right where you will find the stairs to the lower level bedroom or to the first floor.

Upstairs is a newly renovated spacious bathroom with high quality material (with shower and a bath), three beautiful and renovated bedrooms, and a last upstairs room that could be turned into a master suite if wanted. Back on ground level and next door is a two-bed apartment with a large living room and a kitchenette, all renovated to a high standard. Last but not least is a renovated studio with a shower room and own kitchen, leading to a outdoor area with its very own Nordic spa.

The studio and the two bedroom apartments are on ground floor, with several entrances and outdoor spaces. All dwellings have individual entrances and outdoor areas. Floorplan available upon request.

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