



MAGNIFICENT AND LUXURIOUS PROPERTY 50
MINUTES AWAY FROM AIX-EN-PROVENCE, VERY
CALM, AMAZING POOL AND GARDEN

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PROPERTY FACT FILE	
REFERENCE	A15864
PRICE	€ 1,196,000 £ 995,945* <small>*agency fees included: 4 % TTC to be paid by the buyer (1 150 000 EUR hors honoraires)</small>
BEDROOM	8
BATHROOM	4
ACCOMMODATION	310 m ²
LAND	13000 m ²
TOWN	Sisteron
DEPARTMENT	Alpes_de_Hautes_Provence
LOCATION	Hamlet property
TYPE	Maison de Vacances, House, Country House
CONDITION	
FEATURES	Swimming Pool, Other Drainage, Garage
<small>*Price based on current exchange rate which is subject to change</small>	



- Excellent investment property
- Beautiful views and calm surroundings
- Modern, bright and sunlit property
- Large secured pool, paved terrace and court yard
- Floorplan and virtual tour available online

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By Leggett - Located in the South of France, approximately 50 minutes away from Aix-en-Provence, in a peaceful and idyllic environment, five minutes from the beautiful historical town of Sisteron, known for its famous Citadel, you will find this sunlit and superb property. See video of property on our Leggett site. It has a

DESCRIPTIF

South-facing and bright, this magnificent property gives you plenty of space, light and tranquility, in-bedded in beautiful outdoors. You would never find it, as it lies almost hidden in the Provençal countryside.

Once you do discover it, it surprises you with its beauty and excellence.

This property is a haven of calm and peace. Just sit down on the terrace and enjoy the view of the pool and the beautiful nature and views around you. Attention to details is everywhere, indoors and outdoors. Bright, sunlit house with large bedrooms, plenty of storage, high quality craftsmanship.

This modern and bright house, built in beautiful Provençal style, has south-facing living room, dining room and kitchen, 8 bedrooms, 4 bathrooms, large utility room, plenty of storage areas, garage, parking and large sunlit court yard and pool area.

Ideally situated an hour away from the Aix-en-Provence TVG station and 75 minutes from Marseille International Airport.

Floorplan available online

Details of the property:

Ground floor of more than 178 m² with:

living/dining room of 46 m²

kitchen of 23 m²

first bedroom of 18 m² with bathroom and walk-in-wardrobe

second bedroom of 15,6 m² with bathroom

third bedroom (or office) of 9,6 m²

two separate toilets

utility areas

1st floor of 132 m², with:

fourth bedroom of 22 m²

fifth bedroom of 19 m²

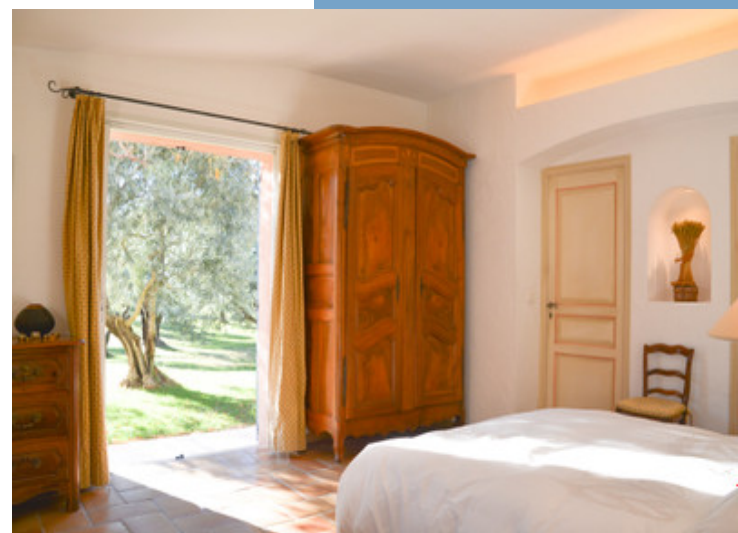
sixth bedroom of 17,9 m²

seventh bedroom of 15 m²

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A15864>

COMPLETE FILE AND PHOTO ON REQUEST

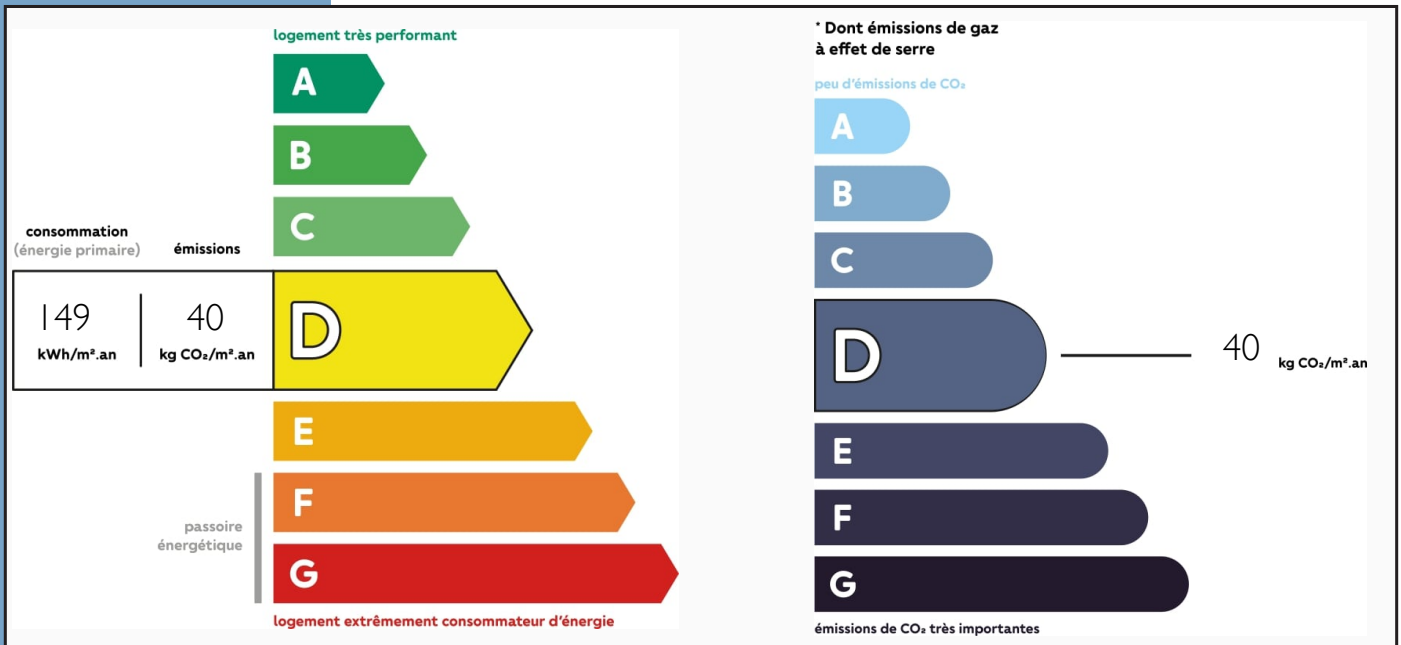


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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr/>

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ENERGIE-DPE



NOTICE

Leggetts, their client and any joint agents give notice that:

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3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

Réf :AI5864
FILE COMPLETE
AND PHOTOS
ON REQUEST

LEGGETT
IMMOBILIER INTERNATIONAL

Téléphone : +33 553 608 488
E-mail: prestige@leggett.fr

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr