



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

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



PROPERTY FACT FILE	
REFERENCE	A15864
PRICE	€ 1,196,000 £ 1,013,670* *agency fees included: 4 % TTC to be paid by the buyer (1 150 000 EUR hors honoraires)
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, Walking distance to shops
*Price based on current exchange rate which is subject to change	



- 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

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

Ref : A15864

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. It has a large plot of land of more than 1 hectare, 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

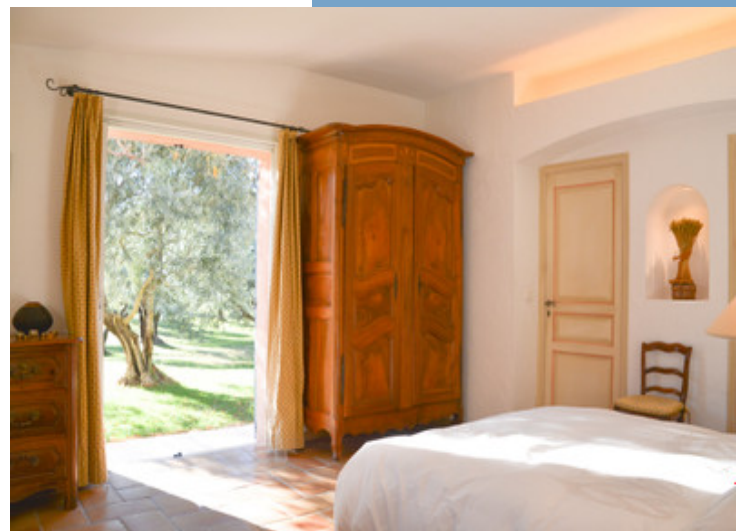
sixth bedroom of 17,9 m²

seventh bedroom of 15 m²

More Online :

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

COMPLETE FILE AND PHOTO ON REQUEST



LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

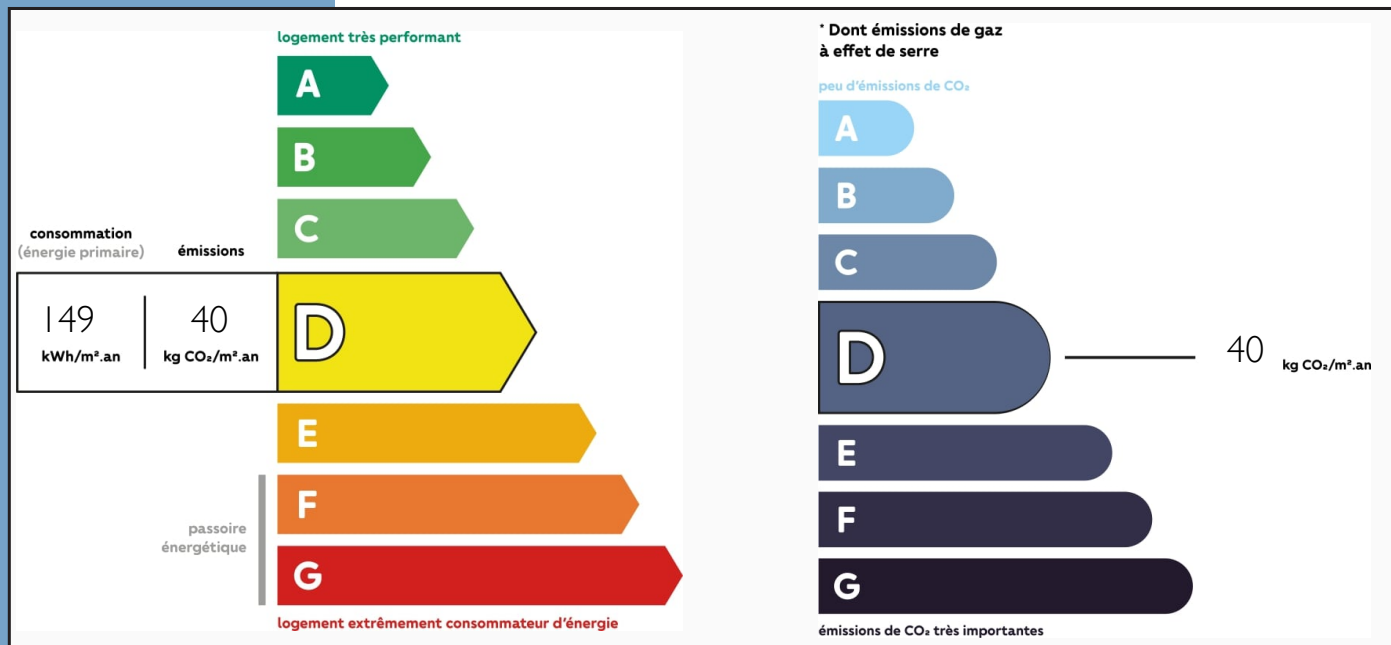
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr

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

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

Ref : AI5864

ENERGIE-DPE



NOTICE

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

1: Quoted prices are subject to fluctuations in exchange rates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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