



SPACIOUS, CHARMING VILLA WITH
BREATHTAKING VIEW ON ONE OF THE MOST
BEAUTIFUL HILLTOP VILLAGES OF PROVENCE

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PROPERTY FACT FILE	
REFERENCE	A30529ASR04
PRICE	€ 740,000 £ 625,951* <small>*agency fees included: 4 % TTC to be paid by the buyer (710 000 EUR hors honoraires)</small>
BEDROOM	5
BATHROOM	3
ACCOMMODATION	200 m ²
LAND	2757 m ²
TOWN	Lurs
DEPARTMENT	Alpes_de_Hautes_Provence
LOCATION	Isolated
TYPE	Maison de Vacances, Bed and Breakfast, House
CONDITION	
FEATURES	Other Drainage, Garage, Private parking
<small>*Price based on current exchange rate which is subject to change</small>	



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This charming traditional Provencal-style villa built in 2004 is set on a terraced hillside and has one storey. It is arranged over three levels and offers the possibility of creating an additional internally-connected living space of 95 m² on the garden level and an extension of around 50 m², giving the potential for a villa of almost 340 m².

DESCRIPTIF

The property comprises :

On the ground floor: A very large living room with open-plan kitchen opening onto two large covered terraces, one of which is 30m², a storeroom, an independent WC, a suite with access to the covered terrace, with a shower room, an independent WC and a bedroom on the mezzanine.

Upstairs: two very spacious bedrooms, one of which has access to a small covered terrace with views over the hilltop village, and a bathroom with and WC.

In the basement: On the south-facing garden level, there is a workshop with separate toilet, a garage and a one-bedroom apartment with a small covered terrace space comprising a living room with open-plan kitchen, a bedroom and a shower room with toilet that could be used as a gîte.

The house features fine Provencal-style features such as sloping ceilings, exposed beams, beautiful wooden doors and cupboards and lovely covered terraces, including one south facing on the ground floor with a sliding bay window of 37m² and another Est facing of 30m².

The property benefits from numerous high-quality features: double glazing, 2 reversible air-conditioning consoles on the ground floor, a split system upstairs and a large wood-burning stove in the living room on the ground floor. The roof is fitted with 8 solar panels for self-consumption and resale to EDF. The house is buried on 3 sides and is well insulated, providing excellent thermal inertia.

Outside, you will enjoy a charming landscaped garden with terraces, a lovely vegetable p



More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A30529ASR04>

COMPLETE FILE AND PHOTO ON REQUEST

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

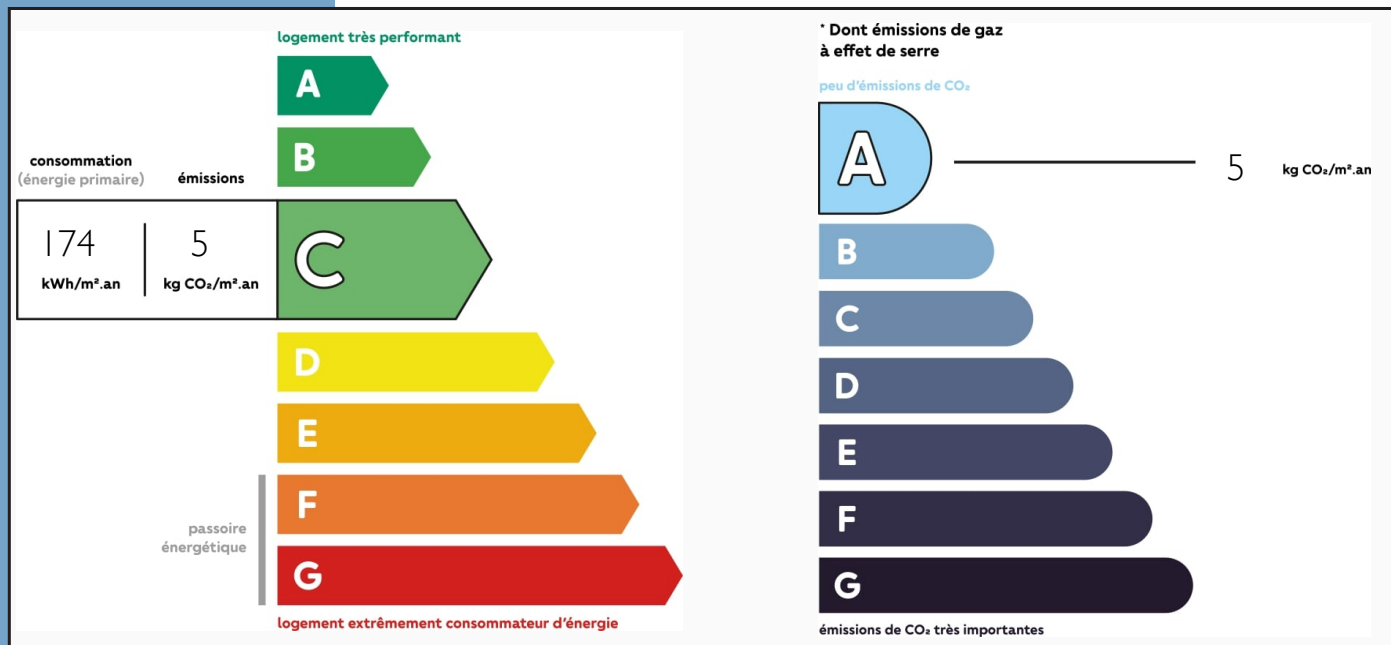
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ENERGIE-DPE

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



NOTICE

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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 : A30529ASR04
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AND PHOTOS
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