



PROVENÇAL VILLA WITH BREATHTAKING VIEW  
ON HILLTOP VILLAGE LURS WITH WORKSHOP  
AMENITIES AND INDEPENDENT FLAT.



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## PROPERTY FACT FILE

REFERENCE	A30529ASR04
PRICE	€ 740,000 £ 0* *agency fees included: 4 % TTC to be paid by the buyer (710 000 EUR hors honoraires)
BEDROOM	5
BATHROOM	3
ACCOMMODATION	200 m <sup>2</sup>
LAND	2757 m <sup>2</sup>
TOWN	Lurs
DEPARTMENT	
LOCATION	Isolated
TYPE	Maison de Vacances, Bed and Breakfast, House
CONDITION	
FEATURES	Other Drainage, Garage, Private parking

\*Price based on current exchange rate which is subject to change



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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 m<sup>2</sup> on the garden level and an extension of around 50 m<sup>2</sup>, giving the potential for a villa of almost 340 m<sup>2</sup>.

## 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 30m<sup>2</sup>, 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 37m<sup>2</sup> and another Est facing of 30m<sup>2</sup>.

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

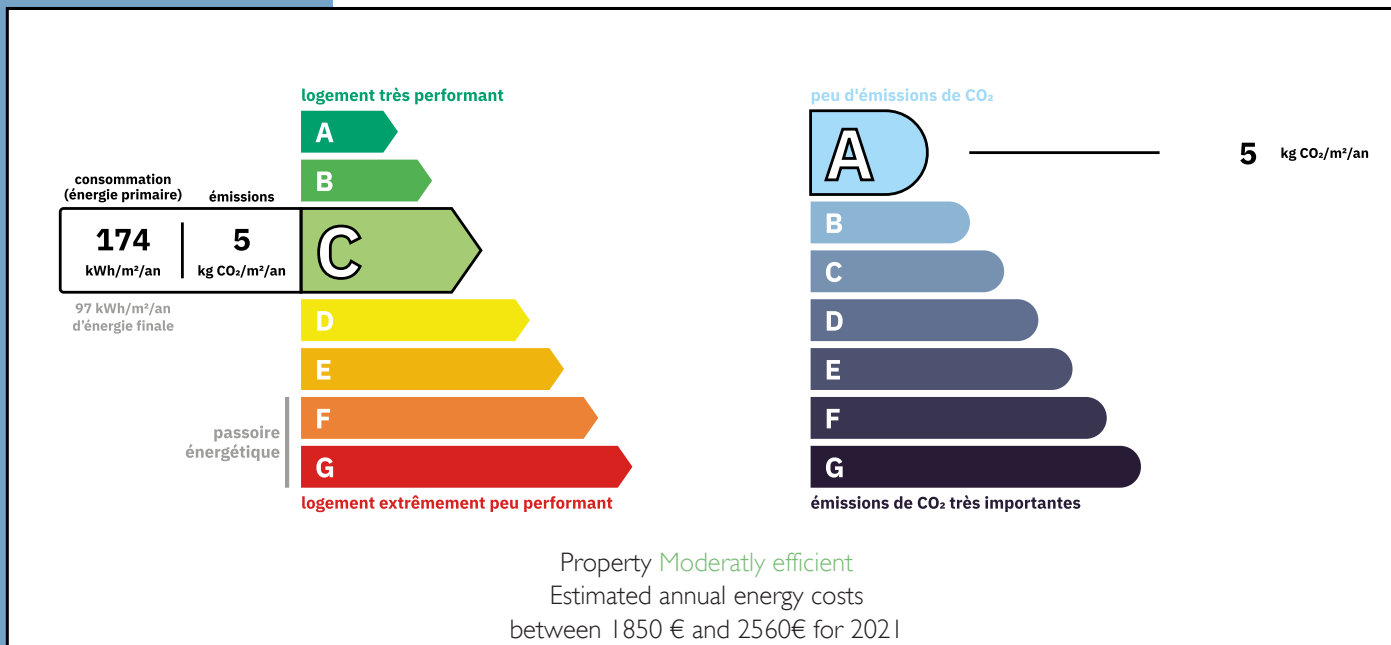
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Information about risks to which this property is exposed is available on the Géorisques website :  
<https://www.georisques.gouv.fr/>

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## ENERGIE-DPE



## NOTICE

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## CONTACT

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AND PHOTOS  
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