



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

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



## 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

- 
- 
- 
- 
- 

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

Ref : A30529ASR04

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

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

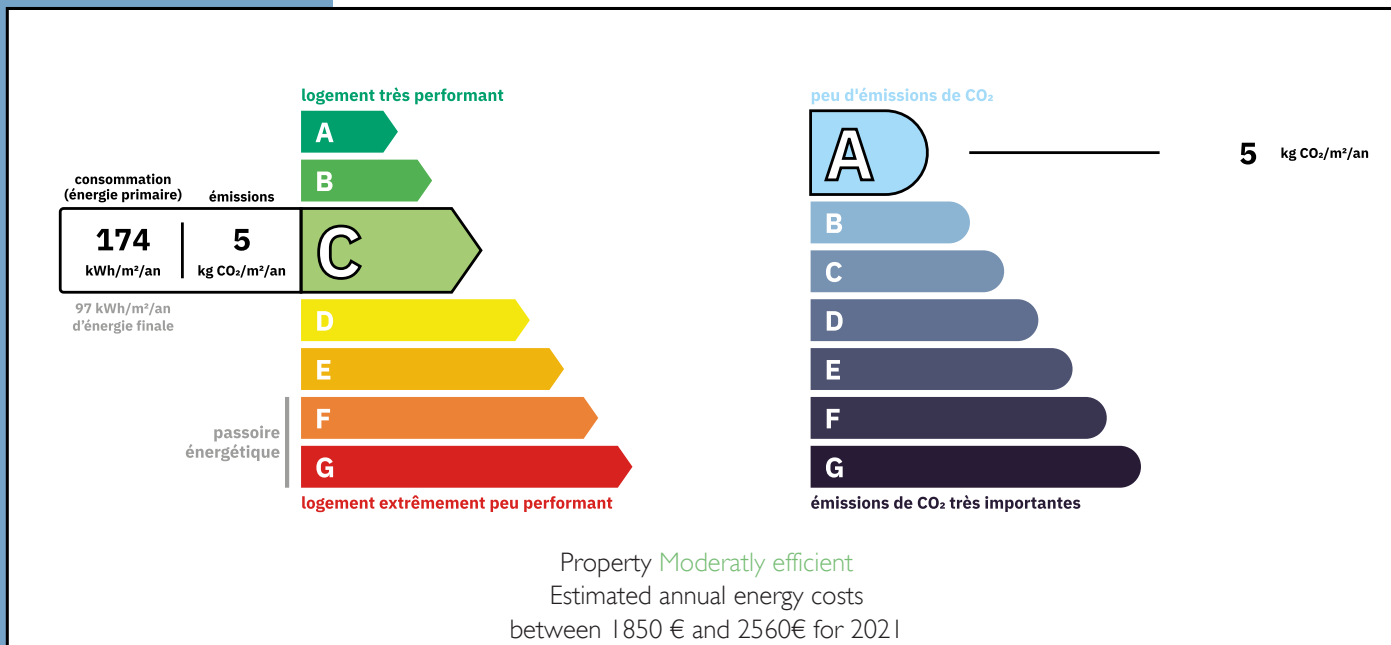
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)

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

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

Ref : A30529ASR04

## ENERGIE-DPE



## NOTICE

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

1: Quoted prices are subject to fluctuations in exchangerates. 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 :A30529ASR04  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

**LEGGETT**  
IMMOBILIER INTERNATIONAL

Téléphone : +33 553 608 488  
E-mail: [prestige@leggett.fr](mailto: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](mailto:prestige@leggett.fr)