

## Provence – Village of Ongles - Detached villa to renovate on large plot of land

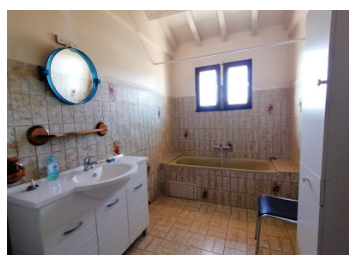


## INFORMATION

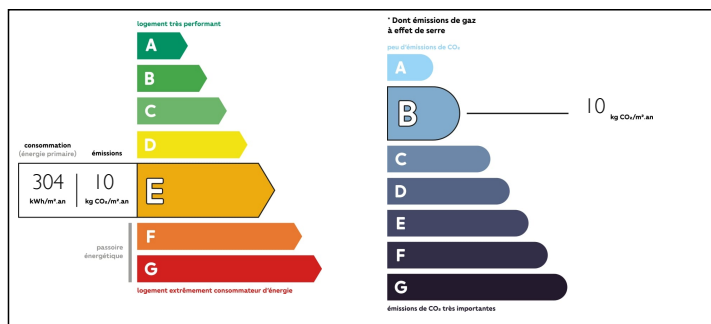
Town:	Ongles
Department:	Alpes-de-Haute-Provence
Bed:	5
Bath:	2
Floor:	173 m2
Plot Size:	5900 m2

## IN BRIEF

This 173m2 villa built in 1975 has a fenced 5910m2 plot of land. It is located at the foot of the Lure mountain, in a lavender-producing area in the Provençal countryside. It is composed of two parts - a three-bedroom house and a single storey one-bedroom unit, connected by a communal entrance hall with a spacious underground garage (68m2) and an outbuilding.

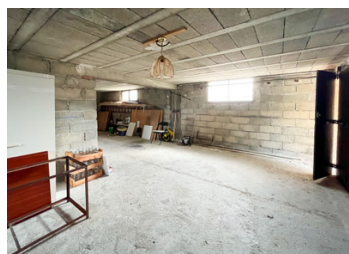


## ENERGY - DPE



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Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## DESCRIPTION

The main 100m2 living unit presents on the ground floor: An entrance hall which opens on a corridor serving, on the south side, a spacious living room with exposed beams and high ceilings with double opening on the terrace, a stone fireplace and a staircase leading to the first floor. On the north side there is a large independent kitchen and a 1st bedroom with cupboard.

Upstairs on the north side, a hallway leads to a second large bedroom with closet, a third bedroom, a large bathroom and an independent toilet.

Access to the 50m2 second unit on the ground floor is through the common entrance hall which opens onto a hallway leading to a bedroom with closet and a living room/bedroom with closet on the south side, and to the north, a large kitchen with a wood burner and a bathroom.

The flat garden on the South offers an open view on the village and the mountain of Lure. On the North side you will find a wooded part classified in Natural zone.

A large basement/garage on ground level with 3 openings and a small outbuilding complete this property. The garage could be turned into additional living space.

Car access to the front garden is via a motorised gate.

The villa is equipped with two air conditioning units: One in the bedroom on the ground floor and the other in the kitchen.

A delicatessen and a cheese shop are located a few minutes away and the village of Banon, renowned...

## LOCAL TAXES

**Taxe foncière: 1082 EUR**

## NOTES