

Manosque: atypical villa with pool, 4 bedrooms, 2 bath rooms and a splendid view



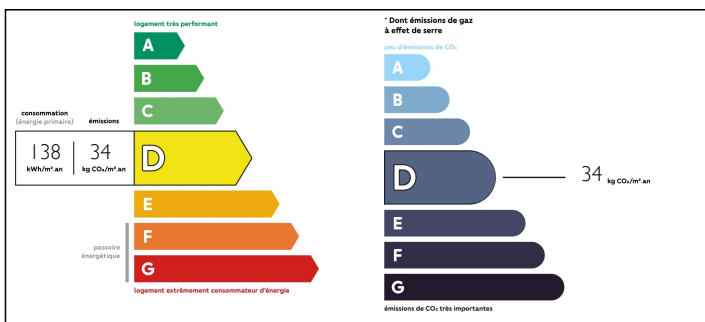
## INFORMATION

Town:	Manosque
Department:	Alpes-de-Haute-Provence
Bed:	4
Bath:	2
Floor:	184 m2
Plot Size:	2935 m2

## IN BRIEF

Let yourself be seduced by this villa, whose origins date back to the last years of the 19th century. As soon as the automatic iron gate opens, this villa seems to have stepped straight out of a fairytale. And as soon as you step onto the terrace, you'll notice that you can enjoy a magnificent view over the landscape. You enter the house via the dining room, which used to be a veranda. Bright and light-filled, there is space for a long table, just off to the right, next to the semi-open kitchen. This kitchen is elegantly equipped with a large and beautiful gas stove for cooking. The living room is large (approx. 42 m2), also flooded with light and featuring travertine flooring with underfloor heating and an open fireplace. There are 4 bedrooms, one of which is "en suite" and the other 3 share a truly luxurious bathroom. 2 of these...

## 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 large swimming pool (12 x 6 m) equipped with a new pump (2023) invites you to relax, away from the gaze of others. A small poolhouse, in need of modernisation, completes the ensemble just below the house's terrace. Still in the pool area, a small water basin is fed by a well in the grounds.

In the garden, with its automatic watering system, there is a 2 x 4.5 m annex in the same style as the main house.

Parking is available in the entrance courtyard.

Heating is provided by Viessmann fuel central heating; underfloor heating is used throughout on the ground floor.

The villa is equipped with high-quality domotechnica.

Double-glazed windows.

There is a garage behind the entrance gate, but it is not part of the property; this means that you share this entrance with the neighbour. But don't worry: the vegetation in the garden ensures more than a 100% privacy.

The villa is located in the Saint-Martin district, near Avenue de Luberon, around 5 minutes from the town centre with its shops, schools and doctors' cabinets.

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

## LOCAL TAXES

Taxe foncière: 3000 EUR

## NOTES