

Incredible family home overlooking Lac de Serre Poncon for sale, Les Hautes Alpes. VIRTUAL TOUR POSSIBLE ON DEMANDE

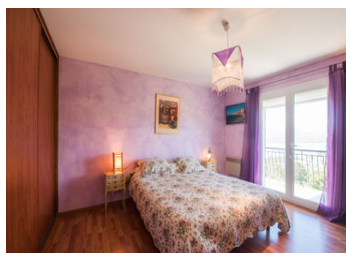


## INFORMATION

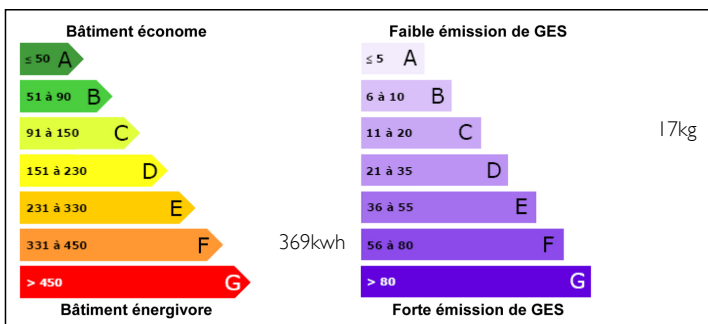
Town:	Prunières
Department:	Hautes-Alpes
Bed:	6
Bath:	3
Floor:	202 m2
Plot Size:	3050 m2

## IN BRIEF

Stunning lake views from this spacious property surrounded by over 3000 m2 of beautiful gardens.



## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

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 Villa....

Le Baie de Saint Michel is a very popular lakeside resort on the Lac de Serre Poncon. Just 5 minutes drive away ( 3 kms ) high up in the hills is this beautiful property which sits on over 3000 m2 of well maintained gardens.

The house sits on 3 floors with the lower level being made up of 3 garages, storage and services. There is ample space here to create an apartment which could easily earn holiday rental income.

The first floor has been configured to provide a large family space, with the dining room and lounge connected to the spacious kitchen through a wide opening. Vast sliding bay windows look down on the Baie and take in the spectacular lake and mountain vista. The view is quite breathtaking.

A side entrance from the kitchen leads on to the evening terrace which sits in the shelter of a grand mature oak tree.

On this level is a shower room, separate w.c, and a double bedroom. The owners have made a comfortable office which over looks the garden, and there is a large storage area behind the house where we can walk out on to the raised deck that over looks the very well maintained gardens below.

On the upper floor are 4 spacious bedrooms, one of which has a small balcony. There is also a bathroom with tub on this level.

The roof...

## NOTES