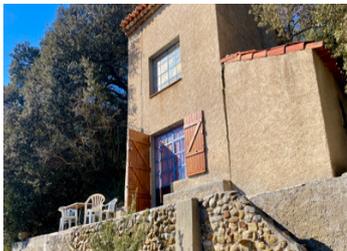


A pigeon house with a kitchenette, fireplace, two floors and an annex with water point on its wooded grounds.



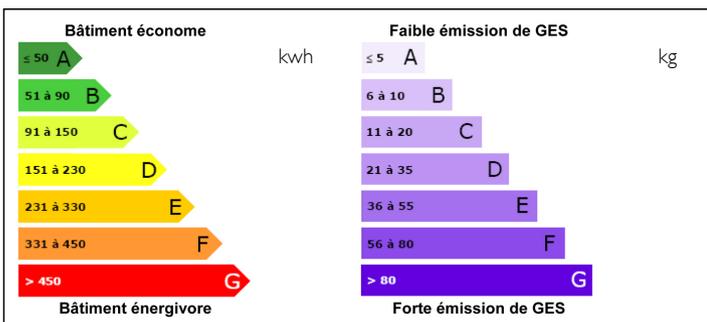
## INFORMATION

Town:	Montagnac-Montpezat
Department:	Alpes-de-Haute-Provence
Bed:	1
Bath:	1
Floor:	32 m2
Plot Size:	10134 m2

## IN BRIEF

If you look for inner peace, for tranquility, for being on your own out there in nature AND for loads of renovation work in order to create your own little paradise en Provence, then this is the place to look at. On its large lot of land (10.134 m2) you'll find this old pigeon tower (3 floors; all of them at 3,10 x 3,20 m) with an annexe of approximately 6 m2, which could host a shower room. To be very honest, the old pigeon tower needs renovation from the roof to the ground floor and so does the annexe building. But the reward may be grand: you'll love the place that you'll create for yourself and for your loved ones as a pied à terre en Provence, close to the Lac de Saint Croix, the Gorges du Verdon and Moustiers Saint-Marie and Riez. There is water and electricity. Tax foncière is at...

## 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.



## LOCAL TAXES

**Taxe foncière: 200 EUR**

## NOTES

## DESCRIPTION

Since we are on a slope, the view is stunning and loads of sunshine (plain south !) will warm your heart. Left and right to the house there are two areas of level ground, where you can enjoy outdoor living: play, camp, eat, snooze ....

On the ground floor you'll find a small kitchenette and a fireplace and just enough space to place a small table for 4. The stairs will lead you to the first floor with a window with stunning views and just enough space for a queen sized bed ..... Another set of stairs will lead you to the top floor with again stunning views and enough space for a small living room or another bedroom.

You may be missing the bathroom with the toilet ? You'll find it - very rudimentary - in the annex. Today, you'll have to walk outside to get there. The new owners may want to change that and open up a wall between the tower and the annex, which should be possible.

There are 3 water points on the lot of land; 2 outside and 1 inside.

The heating system is electric radiators.

The septic tank needs redoing, most like everything else.

Those who are both lovers of nature and renovation design work should take a close look.

You'll see the potential and you'll love the place. Promise.

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