

Single-story house with 3 additional storage rooms on a 390 m plot in the provençal village of Le Castellet.



## INFORMATION

|             |                         |
|-------------|-------------------------|
| Town:       | Le Castellet            |
| Department: | Alpes-de-Haute-Provence |
| Bed:        | 2                       |
| Bath:       | 1                       |
| Floor:      | 67 m <sup>2</sup>       |
| Plot Size:  | 391 m <sup>2</sup>      |



## IN BRIEF

In the beautiful village of Le Castellet in Provence, you will find this elevated semi-detached house. The house is 67 m<sup>2</sup> and consists of a bright 11 m<sup>2</sup> veranda that gives access to the living room and kitchen of around 27 m<sup>2</sup>. There are two spacious bedrooms, one about 13 m<sup>2</sup> and the other around 16 m<sup>2</sup>, along with a bathroom and separate toilets. Built-in closets are present in the hallway and kitchen.

Below the house, three storage rooms offer the possibility of being converted into independent studios or an apartment. The property also has a beautiful garden of around 330 m<sup>2</sup> with a sublime view of the hills.

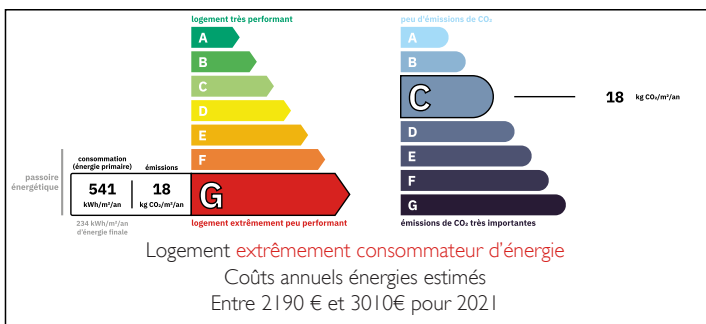
This house is perfectly suited for families, couples looking for serenity, and as a secondary home. It also offers potential for those wishing to develop a rental business or a guesthouse.

While...

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.

## ENERGY - DPE





## DESCRIPTION

In the charming Provençal village of Le Castellet, nestled in the heart of Provence, lies this elevated terraced house. Entering through a bright veranda, you are immediately embraced by a warm and welcoming atmosphere. This veranda leads to a spacious living room and a fitted kitchen. The house comprises two large bedrooms, offering various layout possibilities.

Below the house, three large storage rooms offer interesting potential, which can be converted into independent studios or a full apartment—ideal for hosting guests or generating rental income. The 330 m<sup>2</sup> garden is a true haven of peace, with stunning views of the surrounding hills, perfect for outdoor relaxation, serenaded by the colors of the sunset and the scents of the land.

While some small improvements (such as renovations or insulation) could be considered, the house has always been lived in and is ready to welcome you.

Le Castellet is surrounded by rolling landscapes. The region is renowned for its hilltop villages, local markets brimming with fresh and artisanal products, and festivals celebrating the Provençal way of life. You can explore the surrounding hills on foot or by bike, savor the wines from nearby estates, and enjoy the mild and sunny climate that makes Provence so famous.

This is an ideal destination for those seeking a peaceful lifestyle, in harmony with nature and Provençal traditions. This house is perfect for families, couples in search of serenity, or those looking to develop a rental business or guesthouse.

Just 45 minutes away is the beautiful...

## NOTES