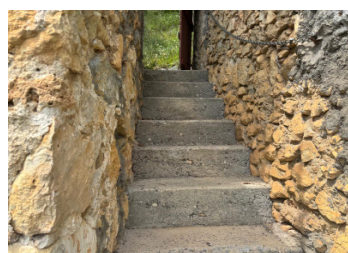
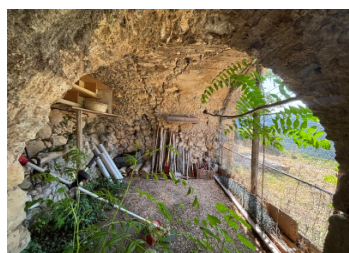


19th century barn 60m for drying hay on 258m of constructable land in Sigale.. Convertible into a home.



## INFORMATION

|             |                 |
|-------------|-----------------|
| Town:       | Sigale          |
| Department: | Alpes-Maritimes |
| Bed:        | 0               |
| Bath:       | 0               |
| Floor:      | 60 m2           |
| Plot Size:  | 200 m2          |

## IN BRIEF

The building has the potential to be converted into a holiday or family home using the current structure and consolidating it. The building can be at the same height as the neighboring house, giving the potential to create additional space. There is the possibility of having a house of 120m<sup>2</sup>.

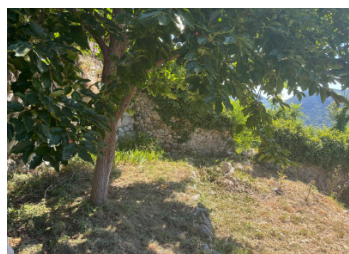
Water and electricity are already connected. The subscriptions just need to be activated. Drainage is at the level of the road in front of the building and needs to be connected.

## ENERGY - DPE

DPE not required.

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 entrance to the building gives onto a staircase giving access to the to the first floor and ground floor. Then space on each floor is about 30m<sup>2</sup>.

The first floor can be extended forward to add space as can the ground floor.

There is a terrace on the left of the ground floor with a persimmon tree that gives tens of kilos of fruit each year and gives shade for a terrace. there is space for a table and chairs and barbecue.

There is also space for a small swimming pool of less than 10m<sup>2</sup>.

Sigale is 5km from the village of Roquesteron with its shops - Proxi supermarket, baker, butcher, restaurants, shop with gasoline pumps. there is also a medical centre for the valley.

## LOCAL TAXES

**Taxe foncière: 100 EUR**

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

## NOTES