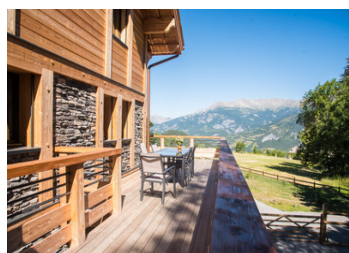


Enchastrayes – 339 sqm Chalet & Guest House with Luxury Amenities, 4 km from Barcelonnette



INFORMATION

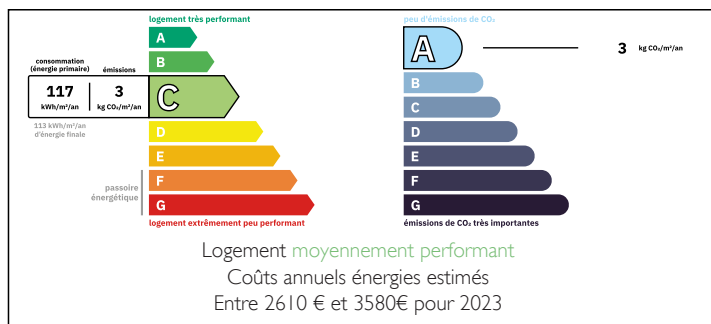
Town:	Enchastrayes
Department:	Alpes-de-Haute-Provence
Bed:	7
Bath:	5
Floor:	380 m2
Plot Size:	4200 m2



IN BRIEF

In Alpes-de-Haute-Provence, in Enchastrayes, this unique estate blends unspoiled nature, modern comfort and alpine authenticity. Just 4 km from Barcelonnette and at the foot of Super Sauze ski slopes, it features a main chalet (2019 – 304 sqm) and a guest chalet (2022 – 35 sqm) set on a 4,210 sqm landscaped plot. The main chalet includes a spacious living room with open kitchen, four en-suite bedrooms, office, games room and an independent loft. The guest chalet offers a cozy living space with wood stove and mezzanine bedroom. Premium amenities include solar-powered spas, jacuzzi, sauna, counter-current swim spa, pétanque court and double garage. With breathtaking 360° views and strong potential as a private residence or boutique hospitality project, this is a truly rare opportunity.

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

Living space: 304 sqm (main chalet) + 35 sqm (guest chalet)

Total built area: 385 sqm + 40 sqm

Land: 4,210 sqm

Basement: double garage, laundry, boiler room, sauna.

Ground floor: spacious living room with wood stove and dining area, open-plan fitted kitchen, en-suite master bedroom with shower room and WC.

First floor: three en-suite bedrooms (shower + WC), office, games room.

Second floor (loft): independent apartment with open kitchen, alcoves, shower room + WC.

Guest chalet (2022): cozy living room with wood stove, mezzanine bedroom.

Premium features:

Two outdoor spas with solar panels, counter-current swim spa, jacuzzi.

Regulation-size pétanque court, 360° panoramic views.

High-quality insulation (recent construction).

22.4 sqm photovoltaic panels

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Energy report: estimated annual cost €2,610–€3,580

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LOCAL TAXES

Taxe foncière: **4470 EUR**

NOTES