

Beautifully renovated alpine property close to Devoluy, Southern French Alps.

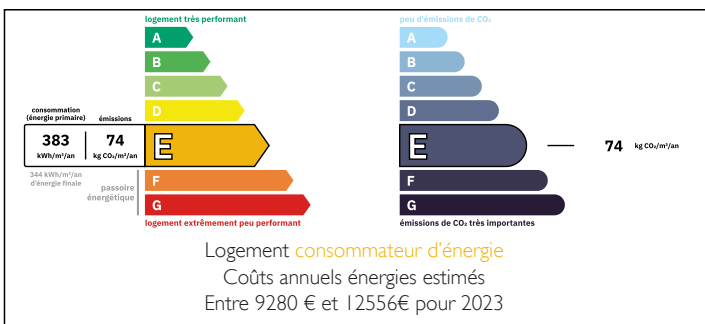


## INFORMATION

Town:	Dévoluy
Department:	Hautes-Alpes
Bed:	5
Bath:	2
Floor:	247 m2
Plot Size:	4539 m2



## ENERGY - DPE



## IN BRIEF

Charming Mountain Property with Gîte, Barns & Orchard in the Dévoluy Region of the Southern French Alps

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

Located in a beautiful mountain setting at the gateway to spectacular hiking, trekking and back-country skiing trails, this exceptional property offers an idyllic lifestyle in the heart of the Southern French Alps. The property is one of 4 in a friendly and welcoming hamlet above the village of Saint-Disdier, where there's a hotel, restaurant, lively café culture and a variety of year-round community activities.

Just 20 minutes from the renowned ski resorts of La Jolie du Loup and SuperDévoluy, the property benefits from proximity to an extensive interconnected ski area that continues to grow through significant investment, including a new lift system and recent leisure attractions. The region is equally popular during the summer months, offering an outstanding programme of outdoor activities. The famous Tour de France regularly passes through the area, adding to the region's appeal.

Outdoor enthusiasts will appreciate being just 25 minutes from Lac du Sautet, a stunning lake offering a range of water sports. Nearby are Via Ferrata routes and the area is renowned as an extreme sports area for activities such as base jumping, wingsuit flying and snowkiting.

### The Main House

This spacious property features four double bedrooms and a small, but comfortable gîte, making it ideal as a family home, holiday retreat or income-generating investment.

The heart of the home is a magnificent vaulted open-plan living space comprising a contemporary kitchen, dining area and lounge. Complete with underfloor heating and a wood-burning stove, it provides an exceptional setting for entertaining family and friends.

### Additional...

## NOTES