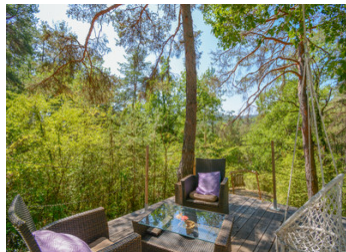
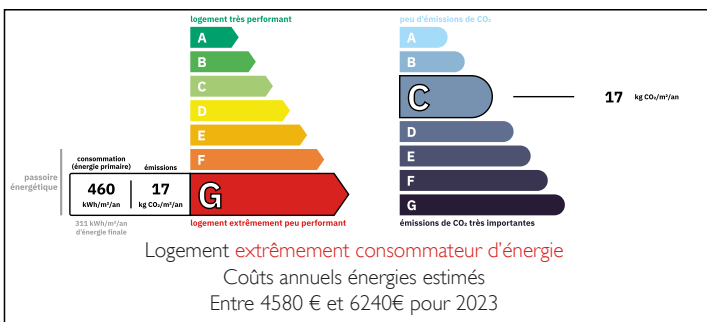


Provençal 4-bed farmhouse to renovate, with quirky tree houses and bubbles in forest, 2,5 ha of land

EXCLUSIVE



ENERGY - DPE



## INFORMATION

|             |                         |
|-------------|-------------------------|
| Town:       | Beynes                  |
| Department: | Alpes-de-Haute-Provence |
| Bed:        | 4                       |
| Bath:       | 2                       |
| Floor:      | 125 m <sup>2</sup>      |
| Plot Size:  | 26210 m <sup>2</sup>    |

## IN BRIEF

A charming Provençal farmhouse renovation project with additional possibility of offbeat accommodations such as tree houses and bubbles in the middle of an enchanted forest. The farmhouse kitchen has been renovated, but the rest of the house awaits its future transformation.

A traditional Provençal farmhouse, 125 m<sup>2</sup>, consisting of three floors:

Ground floor:

Living area with fireplace

Vaulted room

Kitchen (renovated) with adjacent storage areas

1st floor:

Room or bedroom with east and west facing windows

Shower room

Room or bedroom with adjacent third room with its independent entry

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.

Land is a mixture of fields, pastures and forest.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 \*All prices include agency fees.

Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Two tree houses and three bubbles are embedded in an beautiful forest, perfectly suitable as quirky and unusual tourist rental or for private use.



## DESCRIPTION

The layout of the house is as follows:

Ground Floor

Dining room - approx. 18 m<sup>2</sup>

Kitchen - approx. 10 m<sup>2</sup>

Vaulted room - approx. 12 m<sup>2</sup>

1st floor

Bedroom 1 - approx. 15 m<sup>2</sup>

Bedroom 2 - approx. 15 m<sup>2</sup>

Bedroom 3 - approx. 19 m<sup>2</sup>

Shower room - approx. 2 m<sup>2</sup>

2nd floor

Studio - approx. 20 m<sup>2</sup>

This charming property is a rare gem, situated in the heart of spectacular Provençal countryside with splendid mountain views, and in the Géoparc de Haute Provence created by UNESCO.

Only 15 minutes away from the spa town of Digne-les-Bains with hospital, large commercial center, cultural and sports activities, golf resort, thermal spas, climbing, zip lines, etc.

Alpes-de-Haute-Provence has more than 300 days of sunshine per year. It is known for its breathtaking nature, beautiful architecture and where you can visit many popular and charming markets.

The region is also world famous for its beautiful lavender fields and lavender production at the Valensole plateau, for its olive trees and home made olive oil, for its Gorges du Verdon (the European equivalent of Grand Canyon), Gorges de Trévans, Lake de Sainte-Croix, its clean air, breathtaking views and beautiful countryside, where families, children, walkers, hikers can enjoy the outside.

The region is perfectly situated between the Mediterranean Sea and family-friendly ski slopes, between 40 minutes or one and a half hour away and is also close to Italy.

## LOCAL TAXES

Taxe foncière: 961 EUR

## NOTES