LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A47492DAD04 Price: 470 000 EUR

agency fees to be paid by the seller

Spacious and exquisite 4-bedroom house with heated pool, terrace, garden and garage in sunny Provence

EXCLUSIVE







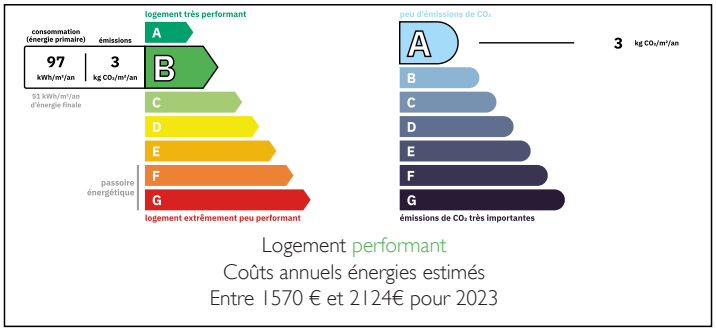








ENERGY - DPE



Logement performant
Coûts annuels énergies estimés
Entre 1570 € et 2124€ pour 2023

INFORMATION

Town:	Digne-les-Bains
Department:	Alpes-de-Haute-Provence
Bed:	4
Bath:	2
Floor:	182 m2
Plot Size:	823 m2

IN BRIEF

Leggett International presents a luxuriously spacious, ready to move in, property. A house of spacious 182 m² living area divided into two floors, with 4 bedrooms and plenty of additional storage space and with a manicured exterior that will suit a large or multi-generational family. The house consists of:

Ground floor:
Kitchen
Living and dining areas
Bedroom 1
Bedroom 2
Shower room
Separate WC
Insulated veranda with AC, facing the pool
Garage

1st floor:
Bedroom 3
Master bedroom with:
Newly redone en-suite shower room with WC

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.

Excellent DPE-rating B
AC
Solar panels producing electricity
Heated pool

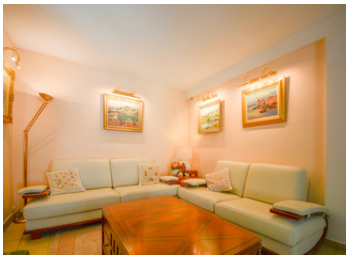
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LOCAL TAXES

Taxe foncière: **3104 EUR**

NOTES

DESCRIPTION

The strong points of this modern and comfortable house is that it is very spacious and in excellent condition.

This beautiful house has been meticulously kept and extended with a modern design, comfort and beauty.

Excellent energy rating. Heating consists of heat pump. AC and pellet burner.

Amenities: close to the center of Digne-les-Bains, schools, shops, hospital, public swimming pool, cinema, concert hall, art school, theater and museums. Nearby walks, cycle paths, beautiful green spaces and hiking trails, picnic areas and leisure areas.

The spatown Digne-les-Bains is also known for its thermal baths, spa treatments and breathtaking views.

Alpes-de-Haute-Provence, with more than 300 days of sunshine per year, geographically, gastronomically and culturally close to Italy, is a region world famous for its lavender production at the Valensole plateau, for its Gorges du Verdon (the European equivalent of Grand Canyon), its clean air, breathtaking views and beautiful countryside, where families with 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.

The region is very popular with tourists from all over the world, whether they come to hike, bike, visit the lavender fields at the famous Valensole Plateu or the Gorges du Verdon, or simply enjoy the clean air and magnificent scenery.

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