

Unique bio-climatic property in quiet alpine location, with land for personal agricultural development.

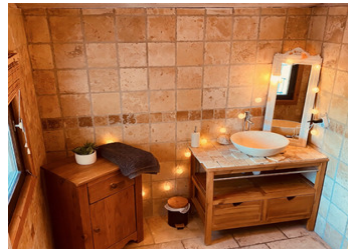


INFORMATION

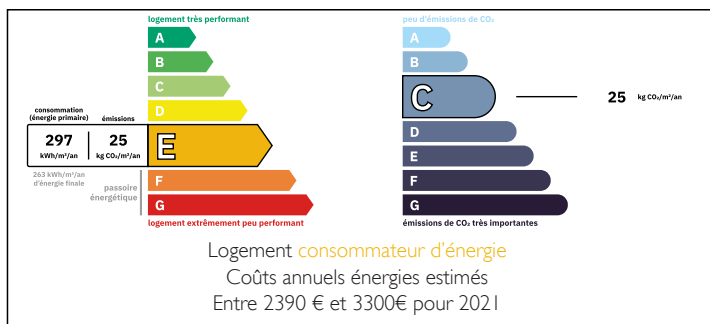
Town:	Eygliers
Department:	Hautes-Alpes
Bed:	3
Bath:	1
Floor:	118 m2
Plot Size:	1800 m2

IN BRIEF

Alpine property with a further chalet to finish as to the requirements of the new owner.



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

Set on a sunny plateau above Eygliers and Guilestre this property enjoys a remarkable setting with sweeping mountain views and a full south-facing aspect. It offers a rare combination of space, natural surroundings, and strong potential for those looking for a home with a more self-sufficient, environmentally conscious way of life.

The entire property includes a rustic stone house which has been used a rental chalet with provable income. There is also an unfinished wooden chalet right beside, and a further stone house which can potentially be renovated to add to the existing buildings.

A major advantage of the property is its generous land (parcels totalling 1800 m2), part of which is already used by the current owner for fruit and vegetable growing. The grounds offer excellent conditions for gardening, cultivation, and making the most of the outdoor space in a productive and sustainable way.

The main building has 3 bedrooms, lounge and dining room, and a spacious kitchen that opens on to the sheltered veranda that has epic views of the surrounding mountains and the town and villages below.

Another key feature is the quality of the water. The property benefits from pure spring water drawn from a local source, the same supply that serves Guilestre, which is only about 20 minutes away. This adds both practical value and a reassuring sense of independence.

The main house offers comfortable living spaces, while the additional buildings create exciting opportunities for future development. Once completed, the bioclimatic building is...

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