

Fairytale-like Provençal stone house, 6 ensuite bedrooms, separate 2-bed apartment, pool, near lake Verdon

EXCLUSIVE



## INFORMATION

Town:	Saint-Laurent-du-Verdon
Department:	Alpes-de-Haute-Provence
Bed:	8
Bath:	8
Floor:	428 m <sup>2</sup>
Plot Size:	1626 m <sup>2</sup>

## IN BRIEF

Welcome to your fairytale Provençal home with traditional stone facade, a tower, a cozy private courtyard, several private terraces and a large roof terrace on historical grounds in sunny Provence.

This house consists of a main part with six ensuite bedrooms and a separate, adjoining, two-bedroom apartment.

A pool overlooks the calm and peaceful countryside.

The house is laid out as follows:

Main part - groundfloor:

Kitchen - 43 m<sup>2</sup>

Living room 1 - 35 m<sup>2</sup> with fireplace

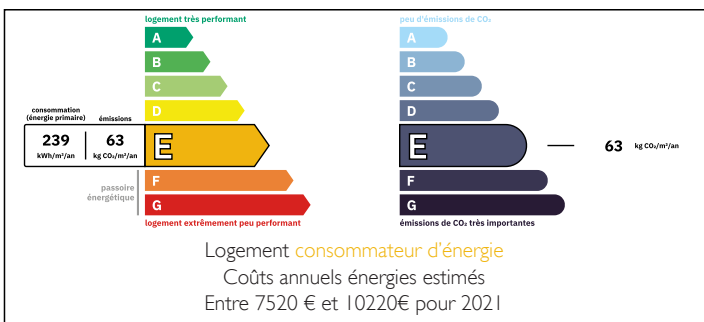
Living room 2 - 23 m<sup>2</sup>

Terrace

Bedroom 1 - 20,5 m<sup>2</sup>

incl. shower room, WC

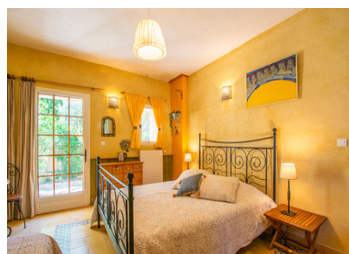
## ENERGY - DPE



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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.

incl. shower room, WC



## DESCRIPTION

The independent apartment is laid out as follows:

Groundfloor:

Kitchen and living area - 25 m<sup>2</sup>

Utility/laundry area - 5 m<sup>2</sup>

WC

Terrace

1st floor:

Bedroom 1 - 11 m<sup>2</sup>

Bedroom 2 - 12 m<sup>2</sup>

Shower room - 2,5 m<sup>2</sup>

WC

The groundfloor part of the stone tower includes a little studio - 17 m<sup>2</sup>, consisting of a little bedroom, shower room, and WC.

## LOCAL TAXES

Taxe foncière: 1989 EUR

Taxe habitation: EUR

Exterior:

Courtyard

Terraces

Pool 7 x 3

Private parking

Utility areas

Technical areas

Heating:

Oil-based heating

Electricity

Fireplace

Main drains

## NOTES

The village of Saint-Laurent-du-Verdon is situated in the Verdon Regional Nature Park, an area known for its stunningly beautiful nature and countryside. The beautiful Lake Verdon is approximately 1,5 km away from the property. Besides the local amenities in Saint-Laurent-du-Verdon you will find larger supermarkets, schools, hospitals about 15 km away.

The village is also close to the world-famous Gorges du Verdon, the Valensole Plateau and Lake Sainte-Croix.