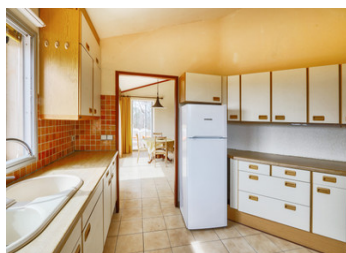
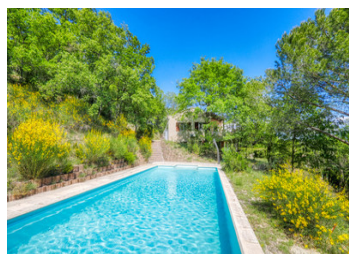


PROVENCE, MANE - Large property with 2 spacious apartments, pool, plenty of land and breathtaking views



INFORMATION

Town:	Mane
Department:	Alpes-de-Haute-Provence
Bed:	2
Bath:	3
Floor:	176 m2
Plot Size:	7050 m2



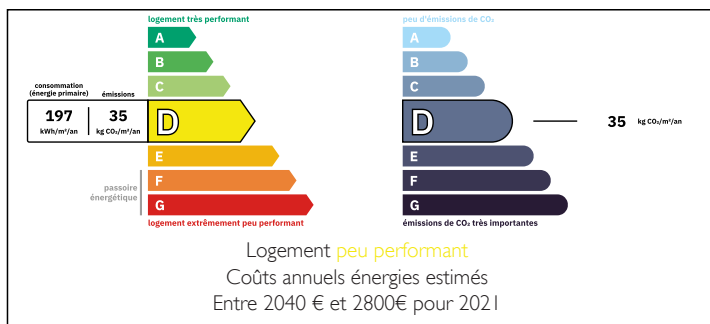
IN BRIEF

MANE - You will love this property, built in 1983, with its nice terraces, its luminosity, its spacious living rooms, its very large plot of land in the middle of nature, its gorgeous swimming pool but above all the magnificent south facing view over the valley!

The upper apartment has a very bright kitchen which opens into the living room with fireplace, office area and a library corner. The living room opens onto the terrace and balcony overlooking the beautiful valley. On the north side there is a bedroom with bathroom and toilet on one side and a small room with shower room and toilet on the other side.

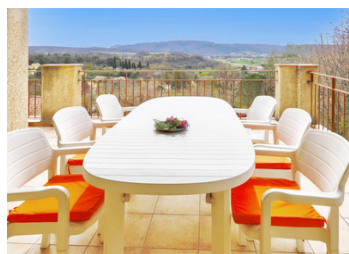
The spacious downstairs apartment is accessed through an entrance hall. There is a fully equipped kitchen, a living room with a cosy fireplace, a sleeping area, a pretty veranda,...

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.



LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

The amazing view is over a beautiful private castle of Mane dating from the 12th century!

This property is perfect for if you are looking for an extra space for welcoming family and friends, for a granny flat project, or for bed and breakfast for example. The top apartment has a living area of about 93 sqm and the bottom one about 83 sqm (including the veranda). Plus 35 sqm for garage and utilities.

Both apartments have vehicle access and can be joint via exterior stairs.

The large plot of land (7050 sqm!) is for the most part in a natural zone, so it is a very quiet place.

The shops and services of the village of Mane (bakery, butcher, supermarket, schools, pharmacy, restaurants, Mairie, La Poste etc) are only a few minutes away and those of Forcalquier (colleges, hypermarkets etc) only 5 minutes.

The village is surrounded by nature where you can walk, cycle, walk or drive...

The TGV from Aix-en-Provence as well as the Marseille airport are both about 1h15 drive away. The French Alps are only 2h drive away for you to go skiing in winter.

Please feel free to take a look at our virtual tour and plans. We will be happy to show you this beautiful house with a virtual or live visit.

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