

Provence – Village of Ongles - Detached villa to renovate on large plot of land



INFORMATION

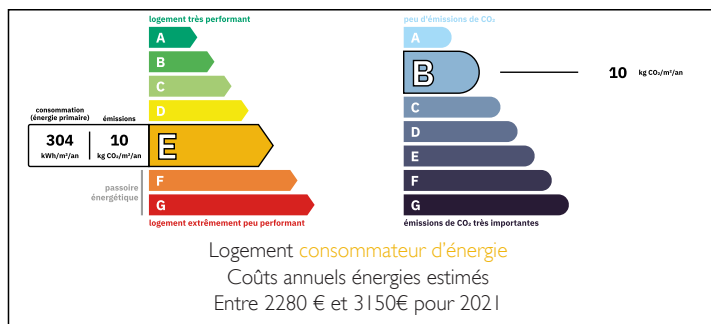
Town:	Ongles
Department:	Alpes-de-Haute-Provence
Bed:	5
Bath:	2
Floor:	173 m2
Plot Size:	17000 m2

IN BRIEF

This 173m2 villa built in 1975 has a fenced 5910m2 plot of land. It is located at the foot of the Lure mountain, in a lavender-producing area in the Provençal countryside.

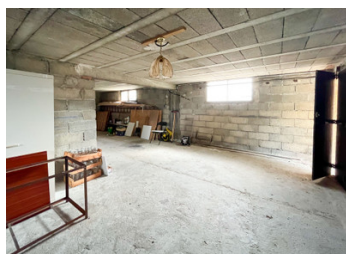
It is composed of two parts - a three-bedroom house and a single storey one-bedroom unit, connected by a communal entrance hall with a spacious underground garage (68m2) and an outbuilding.

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 foncière: 1082 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

The main 100m2 living unit presents on the ground floor: An entrance hall which opens on a corridor serving, on the south side, a spacious living room with exposed beams and high ceilings with double opening on the terrace, a stone fireplace and a staircase leading to the first floor. On the north side there is a large independent kitchen and a 1st bedroom with cupboard.

Upstairs on the north side, a hallway leads to a second large bedroom with closet, a third bedroom, a large bathroom and an independent toilet.

Access to the 50m2 second unit on the ground floor is through the common entrance hall which opens onto a hallway leading to a bedroom with closet and a living room/bedroom with closet on the south side, and to the north, a large kitchen with a wood burner and a bathroom.

The flat garden on the South offers an open view on the village and the mountain of Lure. On the North side you will find a wooded part classified in Natural zone.

A large basement/garage on ground level with 3 openings and a small outbuilding complete this property. The garage could be turned into additional living space.

Car access to the front garden is via a motorised gate.

The villa is equipped with two air conditioning units: One in the bedroom on the ground floor and the other in the kitchen.

A delicatessen and a cheese shop are located a few minutes away and the village of Banon, renowned...