

**UNDER CONTRACT! Two-house property with three apartments in total, large outdoors, pool, amazing views**

**EXCLUSIVE**



## INFORMATION

|             |                         |
|-------------|-------------------------|
| Town:       | Digne-les-Bains         |
| Department: | Alpes-de-Haute-Provence |
| Bed:        | 5                       |
| Bath:       | 4                       |
| Floor:      | 246.8 m2                |
| Plot Size:  | 935 m2                  |

## IN BRIEF

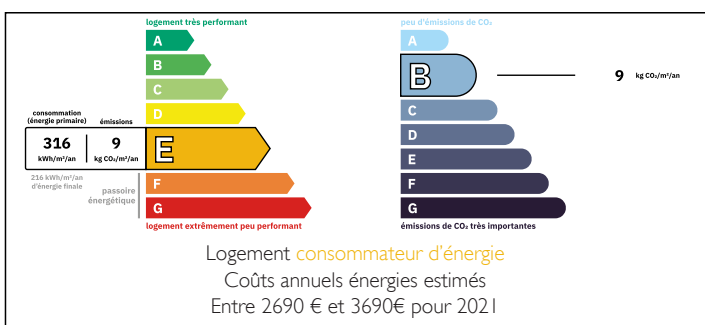
**UNDER CONTRACT!** Welcome to an eagle's nest perching above Digne-les-Bains, **WITH** breathtaking views all the way to Valensole plateau, the surrounding hills and the river Bleone. The property is situated in a calm hamlet, overlooking the valley, totally undisturbed from the sounds of the town below. If you are looking for quiet countryside, yet close to all amenities - you have found it.

The property consists of two houses with three individual apartments in total. First is a semi-detached village house with amazing views. The ground floor consists of a large and sunny veranda, kitchen, living room, a WC, laundry room and a garage (that can be turned into a ground floor bedroom). The first floor consists of two bedrooms with magnificent views, a shower room and a large walk-in-closet.

The top floor consists of a large room with...



## 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: 4139 EUR**

**Taxe habitation: EUR**

## NOTES

## DESCRIPTION

On the property grounds you'll find a second house, a former shepherd's cottage, now turned into two independent studio apartments, one with a large terrace and a first floor apartment with a terrace and outdoor area. Both apartments are one bedroom apartments.

The top floor apartment has a bathroom with a bathtub, an open area kitchen overlooking a living room, a wood-burning stove, storage areas and also has beautiful views.

The ground floor apartment has an open kitchen living area, a large bedroom, a shower room and a large terrace with amazing views.

The three dwellings have access to a beautiful and separate pool area with a pool house, sitting area and more beautiful views.

This property is fully fenced, enclosed, automatic gates and would make an excellent B&B or enough room for an extended family.

360-degree virtual view of the property available below.

Alpes-de-Haute-Provence is a region with 300 days of sunshine every year. It is 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 to one and a half hour away.

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