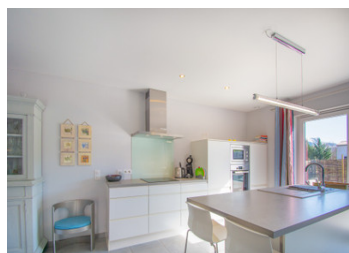
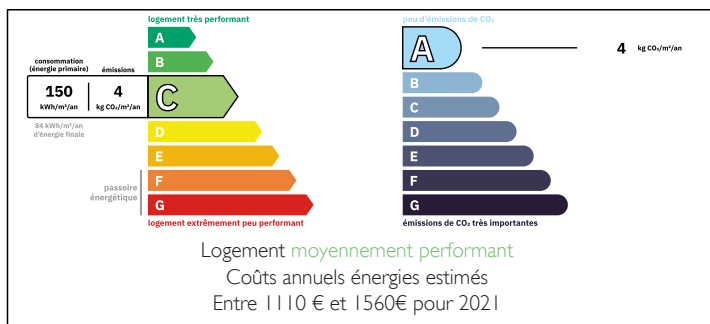


Castellane: modern and beautiful house with pool, garden, close to lake Castillon, 1,5 hours to Nice airport

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Castellane
Department:	Alpes-de-Haute-Provence
Bed:	3
Bath:	2
Floor:	125.12 m2
Plot Size:	514 m2

IN BRIEF

A modern and beautiful villa in very calm residential area, 2-3 minutes drive from lake Castillon, beautiful mountain views, close to hiking, cycling and swim areas. Perfect for nature lovers. In a region with 300 days of sunshine per year. 1,5 hours to Nice airport.

The entrance leads you to an elegant and modern open plan living, dining and kitchen area (45 m²) with south-facing views towards the pool. On ground floor level is also a WC, storage room and garage.

The first floor's landing area leads you towards three lovely large bedrooms, where one bedroom has an en-suite shower room. The first floor offers a second shower room, large and modern, and a separate WC.

The house offers first class modern fittings, appliances and plenty of storage. From the kitchen

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

Very easily accessible, flat area and perfect for walks, hikes, cycling, swimming, and any tourist activity you might want to engage in. The surrounding mountains offer a breathtaking views.

A short drive to the famous and historical town of Castellane, with its beautiful architecture, the medieval chapel dominating the views and offers easy access to restaurants, this property is close to all local amenities you want.

The area around Castellane is also known for its water-related activities such as rafting, canoe, aquatic hiking, and you are not far away from the ski slopes in the winter time.

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.

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

LOCAL TAXES

Taxe foncière: 1822 EUR

Taxe habitation: EUR

NOTES