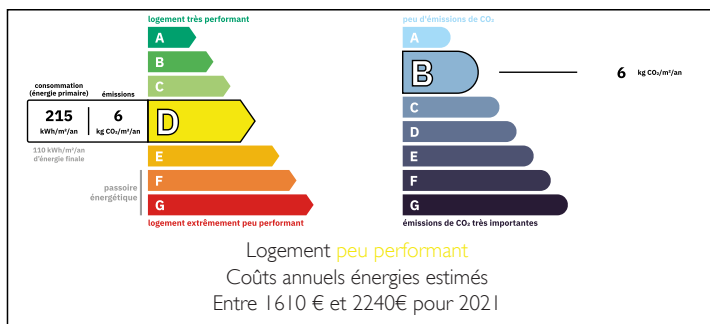


Lovely Provençal home, single story, four bedrooms, lush garden, approx. 45 minute-drive from Aix-en-Provence



## ENERGY - DPE



## INFORMATION

Town:	Les Mées
Department:	Alpes-de-Haute-Provence
Bed:	4
Bath:	1
Floor:	131 m²
Plot Size:	1512 m²

## IN BRIEF

Nestled in the heart of Provence, a lovely single-storey villa with 131 m² living space, four bedrooms, separate kitchen and a large living room opening up into a fully enclosed beautiful garden of 1512 m².

In close vicinity of a small town of Les Mées with 300 days of sunshine every year in beautiful Provence.

You enter into spacious entrance hall, which leads you into a 33 m² large living room with a fireplace and air conditioning.

New kitchen in rustic style opens into a luminous veranda.

The second part of the house, separated from the living area, consists of four bedrooms, with a bathroom with a bathtub and a shower, a separate

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:	1458 EUR
Taxe habitation:	EUR

## NOTES

## DESCRIPTION

Nestled on a enchanting garden in the heart of Provence, this practical single-story house boasts clever layout with the living area separated from the sleeping area. This lovely home includes a spacious entrance hall, a large living room with a fireplace with two French doors opening into the garden. The air conditioning in the living room is heated by a heat pump.

The kitchen is fully equipped and opens up to a sunny and bright veranda where you can enjoy your morning coffee or a book all year-round. The veranda leads into the lushed garden.

The second part of the house leads you into a newly fitted bathroom with a bathtub and a shower, a separate WC and a corridor leading into four bedrooms.

Additionally, there is a utility room and a large garage with ample storage.

Aluminum shutters in excellent condition with a wood-like appearance adorn all windows, and the enclosed garden spanning 1512 m2 boasts several lovely fruit trees, including cherry and walnut trees.

The plot is suitable for a pool. Enjoy access to water from the canal.

Conveniently close to charming Provençal little town of Les Mées, an active town offering year-round opportunities, world-famous for its impressive "Pénitents." With its 4,000 inhabitants and significant demographic growth, the town is well equipped with public amenities: schools, a municipal school, restaurants, banquet halls, a multi-purpose hall. It also features a community center, municipal pool, a leisure center, a youth center, and numerous sports facilities.

Ideally situated...