

**SOLD! Luxuriously renovated and modern beautiful 3-bedroom house with sunny garden**



## INFORMATION

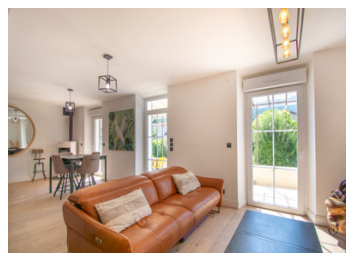
Town:	Digne-les-Bains
Department:	Alpes-de-Haute-Provence
Bed:	3
Bath:	3
Floor:	154 m <sup>2</sup>
Plot Size:	659 m <sup>2</sup>

## IN BRIEF

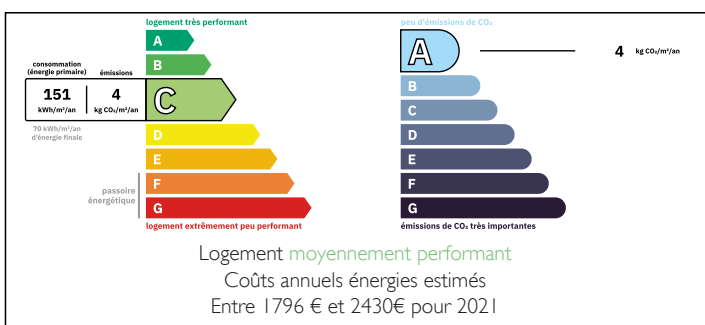
**SOLD!** Leggett International proudly presents this luxuriously renovated house with sunlit garden in the charming spa town of Digne-les-Bains. The lovely south-facing house has a large and sunny open plan living room and kitchen, three bedrooms with en-suite bathrooms, a gym, two walk-in-wardrobes, large basement, sunny veranda, terrace and a sunny garden with access to canal water for irrigation.

Ground floor:

- An open plan living area and kitchen of 42 m<sup>2</sup>
  - Laundry room
  - Separate WC
  - Bedroom 1 of 16 m<sup>2</sup>, access to terrace and garden
  - Shower room with WC
  - Walk-in-wardrobe of 6 m<sup>2</sup>
  - A gym (or fourth bedroom if wanted) of 21 m<sup>2</sup>
- Access to a large basement
- Veranda of 21 m<sup>2</sup>

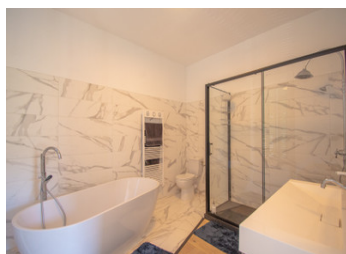


## ENERGY - DPE



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: 2930 EUR**

**Taxe habitation: EUR**

## NOTES

## DESCRIPTION

This beautiful house has been meticulously renovated with a modern design, comfort and beauty and yet has its original details intact.

Excellent energy rating. Heating consists of heat pump. AC and pellet burner.

Access to canal water for irrigation. Floorplan available.

Amenities: very close to the center of Digne-les-Bains, schools, shops, hospital, public swimming pool, cinema, concert hall, art school, theater and museums. Nearby walks, cycle paths, beautiful green spaces and hiking trails, picnic areas and leisure areas.

The spatown Digne-les-Bains is also known for its thermal baths, spa treatments and breathtaking views.

Alpes-de-Haute-Provence, with more than 300 days of sunshine per year, geographically, gastronomically and culturally close to Italy, is a region 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 or one and a half hour away.

The region is very popular with tourists from all over the world, whether they come to hike, bike, visit the lavender fields at the famous Valensole Plateau or the Gorges du Verdon, or simply enjoy the clean air and magnificent scenery.

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