

Provençal villa with breathtaking view on hilltop village Lurs with workshop amenities and independent flat.

EXCLUSIVE



INFORMATION

Town:	Lurs
Department:	Alpes-de-Haute-Provence
Bed:	5
Bath:	3
Floor:	200 m2
Plot Size:	2757 m2

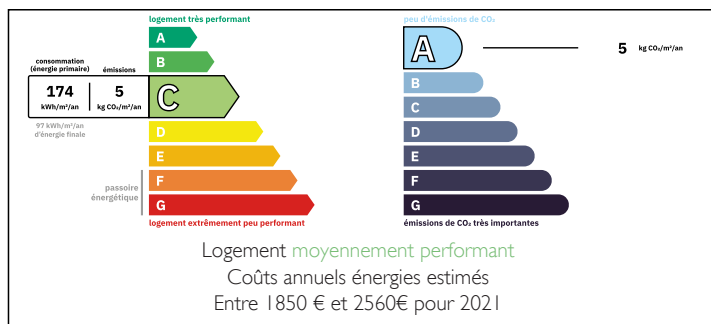
IN BRIEF

This charming traditional Provençal-style villa built in 2004 is set on a terraced hillside and has one storey. It is arranged over three levels and offers the possibility of creating an additional internally-connected living space of 95 m2 on the garden level and an extension of around 50 m2, giving the potential for a villa of almost 340 m2.

Outside, adjoining the property is a small garden shed and a pretty terraced garden with flowers, Mediterranean trees and fruit trees, a vegetable patch and double access from the road. Facing south, the four sheltered terraces offer magnificent views over the hilltop village of Lurs and the surrounding countryside.



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: 2337 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

The property comprises :

On the ground floor: A very large living room with open-plan kitchen opening onto two large covered terraces, one of which is 30m², a storeroom, an independent WC, a suite with access to the covered terrace, with a shower room, an independent WC and a bedroom on the mezzanine.

Upstairs: two very spacious bedrooms, one of which has access to a small covered terrace with views over the hilltop village, and a bathroom with and WC.

In the basement: On the south-facing garden level, there is a workshop with separate toilet, a garage and a one-bedroom apartment with a small covered terrace space comprising a living room with open-plan kitchen, a bedroom and a shower room with toilet that could be used as a gîte.

The house features fine Provencal-style features such as sloping ceilings, exposed beams, beautiful wooden doors and cupboards and lovely covered terraces, including one south facing on the ground floor with a sliding bay window of 37m² and another Est facing of 30m².

The property benefits from numerous high-quality features: double glazing, 2 reversible air-conditioning consoles on the ground floor, a split system upstairs and a large wood-burning stove in the living room on the ground floor. The roof is fitted with 8 solar panels for self-consumption and resale to EDF. The house is buried on 3 sides and is well insulated, providing excellent thermal inertia.

Outside, you will enjoy a charming landscaped garden with terraces, a lovely vegetable patch and...