

**UNDER OFFER! Beautiful Provençal house with an independent studio. 5 beds. Land of 5,130 m .**

**EXCLUSIVE**



## INFORMATION

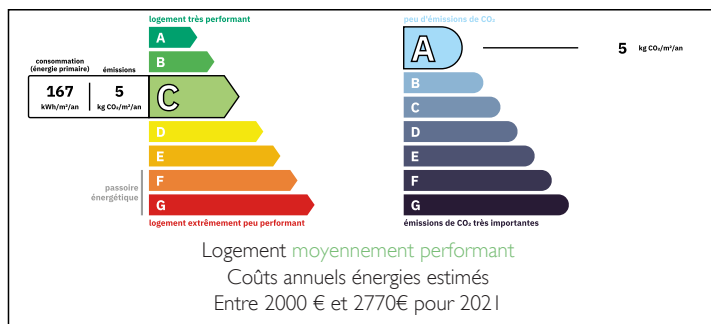
Town:	Les Mées
Department:	Alpes-de-Haute-Provence
Bed:	4
Bath:	2
Floor:	229 m2
Plot Size:	5130 m2

## IN BRIEF

UNDER OFFER! Provençal house with ample space for a large family and excellent gîte potential. Situated in the heart of sunny Haute-Provence, this intriguing property is nestled amidst olive and fruit orchards on a vast plot, offering beautiful views over the Vallée de Ganagobie. The house spans 229 m². The ground floor features a stunning open-plan kitchen and dining area of over 45 m², complemented by a pantry, a beautiful living room, a bedroom, and a WC, all with exposed stone walls, beams, and tiled floors throughout. On the first floor, you'll find two bathrooms, three bedrooms, and plenty of additional space that can be customized to suit various needs. The property also includes a modern apartment with its own entrance, offering a splendid view, a mezzanine, an open-plan kitchen-living area, a spacious terrace, and two small basins...



## 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.



## DESCRIPTION

Surrounded by fruit and olive trees, this spacious Provençal family home is nestled in the heart of an agricultural area. With its classic tiled roof, typical of houses in Provence, and its beautiful stone walls, the house exudes unique character. The centerpiece of the house is a large open kitchen, offering generous space to prepare and share delicious meals with family or friends. The welcoming and bright kitchen invites cooking while allowing your family or guests to sit comfortably at the dining table. A large laundry room complements this living space, and just a few steps up, you will find a separate bedroom or office.

On the ground floor, there is also a large living room with a wood-burning stove and direct access to the garden. Climbing the spiral staircase to the first floor, you will discover two bathrooms, ample storage space, and three bedrooms. These rooms offer numerous possibilities for layout according to your desires.

The large land offers many possibilities. It is possible to have animals, install a pool, create a large vegetable garden, set up a pétanque court, and much more.

This magnificent property is ideally located just 5 minutes from the charming Provençal village of Les Mées, famous for its impressive "Pénitents." With its 4,000 inhabitants and significant demographic growth, the village is well equipped with public amenities: schools, a municipal school, restaurants, banquet halls, a multi-purpose hall, etc. It also features a community center, municipal pool, a leisure center, a youth center,...

## LOCAL TAXES

**Taxe foncière:** 2512 EUR

**Taxe habitation:** EUR

## NOTES