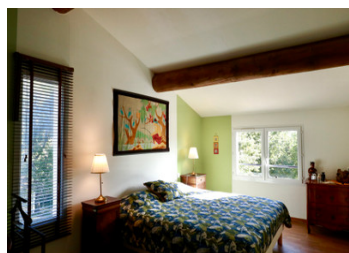


Large and luminous family home, 6 bedrooms, pool and view toward the Alpes de Sud.



## INFORMATION

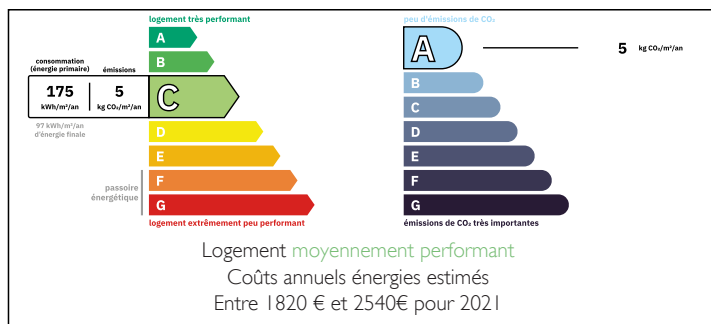
Town:	Manosque
Department:	Alpes-de-Haute-Provence
Bed:	6
Bath:	2
Floor:	154 m2
Plot Size:	1802 m2



## IN BRIEF

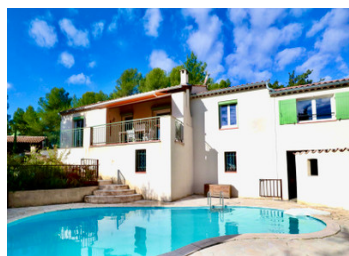
If you are looking for a large, single level, bright and quiet house, then you have come to the right place. This beautiful villa from 1991 (extended in 2008) offers a large, light-flooded living room with a central fireplace, 6 (!) bedrooms, 2 shower rooms and a large terrace on which 8 people can easily sit around the dining table. There you can enjoy the peaceful nature and the quiet, the view over the pool into the countryside as far as to the Southern Alps. In the basement you will find a large garage of 55 m2 and a cellar of approx. 30 m2. At the moment, both rooms are used for storage. There are a total of three covered parking spaces for the family's cars. The villa is located in a quiet neighbourhood on the border between...

## 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

This beautiful villa was built in 1991 and extended in 2008. This makes it particularly attractive to a family with children or a couple who regularly receive visits from numerous grandchildren.

Dimensions of the bedrooms:

Bedroom 1: 9 m<sup>2</sup>

Bedroom 2: 11 m<sup>2</sup>

Bedroom 3: 11 m<sup>2</sup>

Bedroom 4: 12 m<sup>2</sup>

Bedroom 5: 18 m<sup>2</sup> (a small bathroom can still be installed here, as the pipes and drains are already in place)

Bedroom 6: 14 m<sup>2</sup>

The pool is kidney-shaped and measures 9 x 5 m. The liner dates from 2017 and the filtration system was replaced in 2022.

Boule pitch

The heating is a heat pump (2008) with forced-air heating, double glazing and centralised electric roller shutters.

Taxe foncière: 3.400 EUR per annum

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

## LOCAL TAXES

Taxe foncière: 3400 EUR

Taxe habitation: EUR

## NOTES