

Amazing 3-bed property with heated pool, jacuzzi, land, beautiful views of lake Esparron and surrounding hills

EXCLUSIVE



INFORMATION

Town:	Esparron-de-Verdon
Department:	Alpes-de-Haute-Provence
Bed:	3
Bath:	2
Floor:	160 m ²
Plot Size:	7800 m ²

IN BRIEF

Welcome to a tranquil and secluded property with beautiful views of lake Esparron and the beautiful surrounding nature.

This 3-bedroom single story house has a large and luminous living area, open plan kitchen and plenty of living space and a large and sunny veranda. Each room and bedroom offer amazing views of the lake and surrounding hills. The house has two bathrooms. The easily maintained garden comes with a heated pool, a jacuzzi, a lovely paved patio with several seating areas which offer beautiful views.

Details of the property:

Single story house, built in 2006, with living area of around 160 m² with:

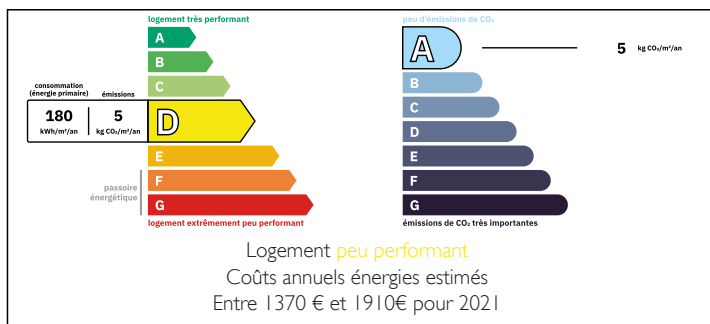
living/dining and kitchen area of 54 m²

master suite of 19 m²

with en-suite bathroom (with bathtub and shower) of 7 m²

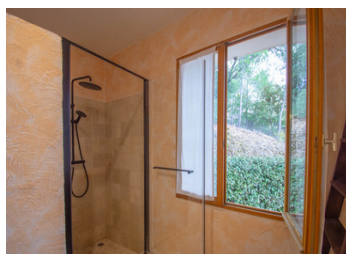


ENERGY - DPE



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 property offers more than 300 days of sunshine in the heart of spectacular Provençal countryside.

Situated above the charming and highly sought-after village of Esparron-de-Verdon.

Only 15 minutes drive away from all the shops, amenities either in the spa town of Greoux-les-Bains, Riez, or Allemagne-en-Provence and 60 minutes away from Aix-en-Provence. Approximately 90 minutes away from Marseille's international airport.

Close to the world-famous lake of Sainte Croix and the European Grand Canyons called Gorges du Verdon.

This property offers a peaceful haven away from the hustle and bustle, yet close to everything you need.

Beautiful, undisturbed views of Lake Esparron and surrounding hills.

Wheelchair friendly

This is a very rare gem!

Alpes-de-Haute-Provence 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 60 minutes or one and a half hour away.

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

LOCAL TAXES

Taxe foncière: 1083 EUR

Taxe habitation: EUR

NOTES