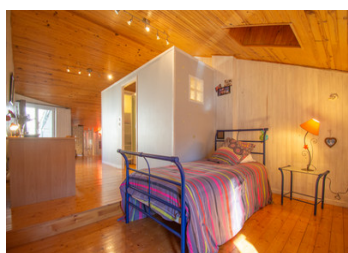
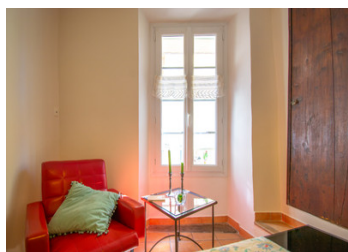


Alpes-de-Haute-Provence: Lovely village house in charming village close to amenities

EXCLUSIVE



INFORMATION

Town:	Mézel
Department:	Alpes-de-Haute-Provence
Bed:	2
Bath:	2
Floor:	90.29 m2
Plot Size:	0 m2

IN BRIEF

Beautiful and charming village house with 90 m² living area, 127 m² in total, ideal as a holiday home or primary residence for a small family or first time buyers:

Ground floor:

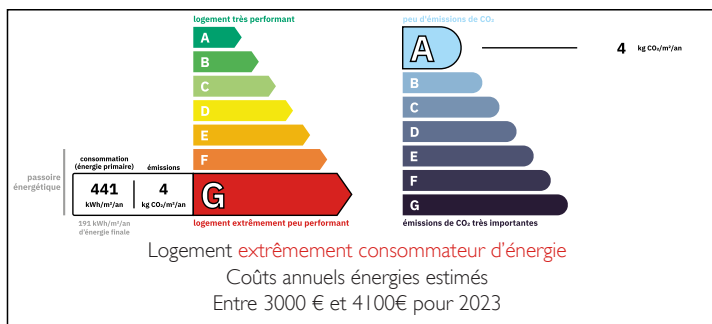
Main entry leads to new and beautifully done kitchen and dining area. There is also a tiled shower room with a WC and room for a washing machine.

The traditional staircase leads up to first floor living quarters. Additionally, there is a separate ground floor access to downstairs garage with additional storage and technical area.

First floor:

First floor leads into a cozy living room with west-facing views and the living room leads into a sunlit bedroom with with east-facing balcony and original tomettes de Provence floor tiles.

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: 776 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Ground floor:

Kitchen and dining area of approx. 22 m²

Shower room with WC of approx. 4,6 m²

Staircase leading to upper floors

Separate staircase to garage and storage area below

1st floor:

Living room of approx. 14 m² with large wardrobe

Bedroom 1 of approx. 14,7 m² with built in cupboard

Balcony

2nd floor:

A large bedroom of approx. 30 m² including a shower room (3,8 m²)

Garage:

Below ground level and accessible through independent entry is a garage that is currently divided into two storage areas, the first of approx. 13,5 m² and second of approx. 14,9 m² in total.

See the floorplan and virtual tour below.

Technical details:

Heating - electric radiators

Main drains

Double-glazed windows

This charming home is a rare gem, situated in the village Mézel, in the heart of spectacular Provençal countryside with splendid mountain views, and in the Géoparc de Haute Provence created by UNESCO.

The beautiful river l'Asse offers lovely bathing and walking opportunities for families and hikers.

Mézel has an excellent primary school and local businesses such as a bakery, pharmacy, grocery store, post office, hairdresser, etc.

Only 10 - 15 minutes away from the spa town of