

Stunning 2-bed apartment in château with private exterior, pool, mountain views in sunny Provence

## EXCLUSIVE



## INFORMATION

Town:	Aigun
Department:	Alpes-de-Haute-Provence
Bed:	2
Bath:	1
Floor:	73.28 m2
Outside Space:	50 m2

## IN BRIEF

Leggett International presents a beautiful and modern apartment with private terrace and garden, situated in a château residence.

Entering through the hallway you come into a living room with high ceilings and beautiful views of the château courtyard and former chapel.

The living room leads you up by a few steps into an open plan and functional kitchen. Behind it you will find the main bedroom with access to a east-facing patio and garden area where you can enjoy your morning coffee and croissant.

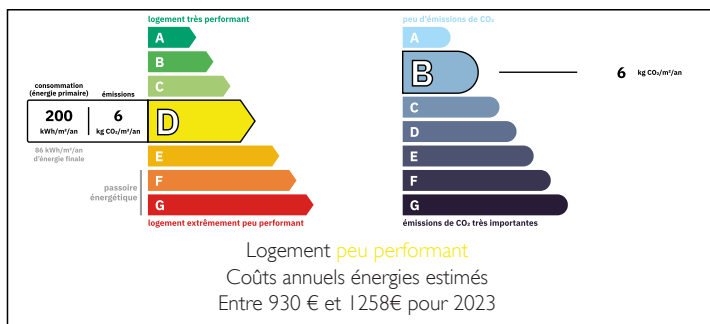
Going back to the kitchen and turning right leads you into a corridor with storage area, WC, and a large bathroom. Next to the bathroom is a second bedroom with its office area.

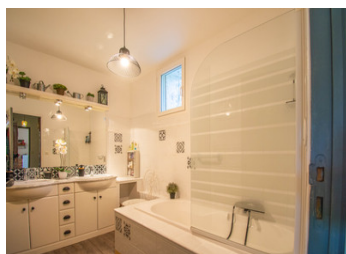
From the private terrace and through the courtyard

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.

## ENERGY - DPE





## DESCRIPTION

Ground floor apartment:

- Living room: 24 m<sup>2</sup>
- Kitchen: 8 m<sup>2</sup>
- Bedroom 1: 11.6 m<sup>2</sup>
- Bedroom 2: 11.4 m<sup>2</sup>
- Bathroom: 6 m<sup>2</sup>
- Entrance : 8.6 m<sup>2</sup>
- Storage
- WC

Exterior

- Terrace
- Patio and garden
- Pool 12 x 4 - access for inhabitants at the château and their visitors
- Private parking lot

## LOCAL TAXES

**Taxe foncière: 874 EUR**

**Taxe habitation: EUR**

## NOTES

Aiglun is a charming and vibrant commune with primary school, local businesses, a health center, and known for its beautiful nature and country-side.

Aiglun is situated 6 km southeast from the spa town Digne-les-Bains, hospital, sports and commercial areas.

Alpes-de-Haute-Provence, with more than 300 days of sunshine per year, geographically, gastronomically and culturally close to Italy, 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 40 minutes or one and a half hour away.

The region is very popular with tourists from all over the world, whether they come to hike, bike, visit the lavender fields at the famous Valensole Plateau or the Gorges du Verdon, or simply enjoy the clean air and magnificent scenery.