

Unique stone house with 4 bedrooms, stables, 4 ha. land and amazing views! Rare in sunny Provence



EXCLUSIVE

## INFORMATION

Town:	Saint-Julien-d'Asse
Department:	Alpes-de-Haute-Provence
Bed:	4
Bath:	3
Floor:	225 m <sup>2</sup>
Plot Size:	43875 m <sup>2</sup>



## IN BRIEF

Spectacular stone country house in absolute calm, offers peaceful country living in a beautiful stone-clad house with amazing outdoors. A charming abode on two levels, with an additional and independent studio apartment below. Several outbuildings, barn/stables, large garage for cars or agricultural vehicles, more than 4 hectares of terrain and own water source, this is a very rare and unique property.

The property offers excellent business opportunities, either as a B&B, chambres d'hôtes or equestrian- or other animal related activities.

The house consists of:

Ground floor:

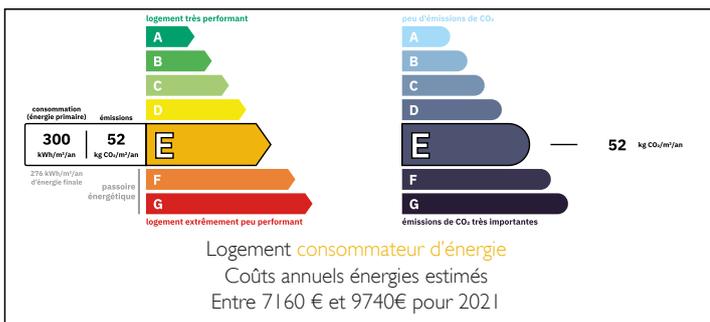
Living room - 60 m<sup>2</sup>

Kitchen - 20 m<sup>2</sup>

Bedroom 1 - 32 m<sup>2</sup> with a WC

Entrance

## 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.

Access to converted attic

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Studio apartment of ca. 57 m<sup>2</sup> with:

Kitchen - 12 m<sup>2</sup>

Living room - 20 m<sup>2</sup>



## DESCRIPTION

Barn/stable with upper level with living potential

Technical details:

Gas heated, clean, cheap & environmentally friendly  
Own water source

Land adapted for horses or donkeys or other animals

Huge potential to run a gîte and other tourist business

32 m<sup>2</sup> large ground floor room with a WC, possibility to turn into a master suite with a bathroom.

With the peaceful and calm surroundings, the breathtaking views, this property offers truly one of a kind tranquility that is very rare in our busy world. In the heart of spectacular Provençal countryside with splendid views and in the Géoparc de Haute Provence created by UNESCO.

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.

Transport:

Distance - TGV train station Aix-en-Provence: 100 km

## LOCAL TAXES

Taxe foncière: **608 EUR**

Taxe habitation: **EUR**

## NOTES