



PROVENÇAL VILLA WITH BREATHTAKING VIEW
ON HILLTOP VILLAGE LURS WITH WORKSHOP
AMENITIES AND INDEPENDENT FLAT.

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PROPERTY FACT FILE	
REFERENCE	A30529ASR04
PRICE	€ 740,000 £ 0* *agency fees included: 4 % TTC to be paid by the buyer (710 000 EUR hors honoraires)
BEDROOM	5
BATHROOM	3
ACCOMMODATION	200 m²
LAND	2757 m²
TOWN	Lurs
DEPARTMENT	
LOCATION	Isolated
TYPE	Maison de Vacances, Bed and Breakfast, House
CONDITION	
FEATURES	Other Drainage, Garage, Private parking
*Price based on current exchange rate which is subject to change	





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This charming traditional Provencal-style villa built in 2004 is set on a terraced hillside and has one storey. It is arranged over three levels and offers the possibility of creating an additional internally-connected living space of 95 m2 on the garden level and an extension of around 50 m2, giving the potential for a villa of almost 340 m2.

DESCRIPTIF

The property comprises :

On the ground floor: A very large living room with open-plan kitchen opening onto two large covered terraces, one of which is 30m2, a storeroom, an independent WC, a suite with access to the covered terrace, with a shower room, an independent WC and a bedroom on the mezzanine.

Upstairs: two very spacious bedrooms, one of which has access to a small covered terrace with views over the hilltop village, and a bathroom with and WC.

In the basement: On the south-facing garden level, there is a workshop with separate toilet, a garage and a one-bedroom apartment with a small covered terrace space comprising a living room with open-plan kitchen, a bedroom and a shower room with toilet that could be used as a gîte.

The house features fine Provencal-style features such as sloping ceilings, exposed beams, beautiful wooden doors and cupboards and lovely covered terraces, including one south facing on the ground floor with a sliding bay window of 37m2 and another Est facing of 30m2.

The property benefits from numerous high-quality features: double glazing, 2 reversible air-conditioning consoles on the ground floor, a split system upstairs and a large wood-burning stove in the living room on the ground floor. The roof is fitted with 8 solar panels for self-consumption and resale to EDF. The house is buried on 3 sides and is well insulated, providing excellent thermal inertia.

Outside, you will enjoy a charming landscaped garden with terraces, a lovely vegetable p



More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A30529ASR04>

COMPLETE FILE AND PHOTO ON REQUEST

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

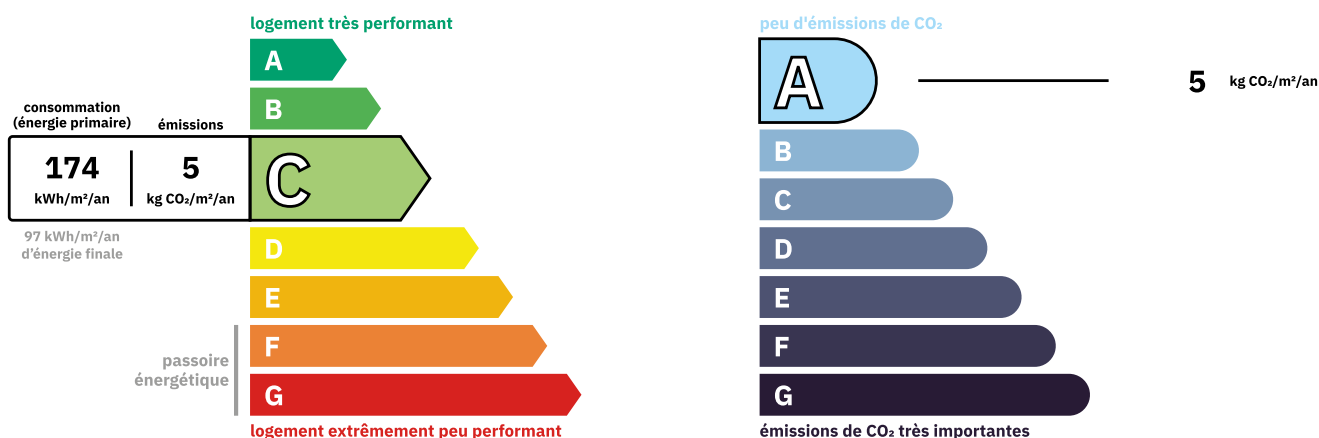
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ENERGIE-DPE

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



Property **Moderately efficient**
Estimated annual energy costs
between 1850 € and 2560€ for 2021

NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchange rates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

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3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

Réf : A30529ASR04
FILE COMPLETE
AND PHOTOS
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