



UNIQUE STONE HOUSE WITH 4 BEDROOMS,  
STABLES, 4 HA. LAND AND AMAZING VIEWS!  
RARE IN SUNNY PROVENCE

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SUNNY PROVENCE...



PROPERTY FACT FILE	
REFERENCE	A40499DAD04
PRICE	€ 530,000 £ 0* *agency fees to be paid by the seller
BEDROOM	4
BATHROOM	3
ACCOMMODATION	225 m <sup>2</sup>
LAND	43875 m <sup>2</sup>
TOWN	Saint-Julien-d'Asse
DEPARTMENT	
LOCATION	Isolated
TYPE	Maison de Vacances, Bed and Breakfast, House
CONDITION	Good condition
FEATURES	Other Drainage, Garage, Private parking
*Price based on current exchange rate which is subject to change	



- Unique! Isolated, amazing peace and calm
- Panoramic views of lavender fields and hills
- Own water source
- Suitable for horses, donkeys or other animals
- Environmentally clean gas-based heating, low-cost

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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

## 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 and also close to Italy.

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-...

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A40499DAD04>

COMPLETE FILE AND PHOTO ON REQUEST

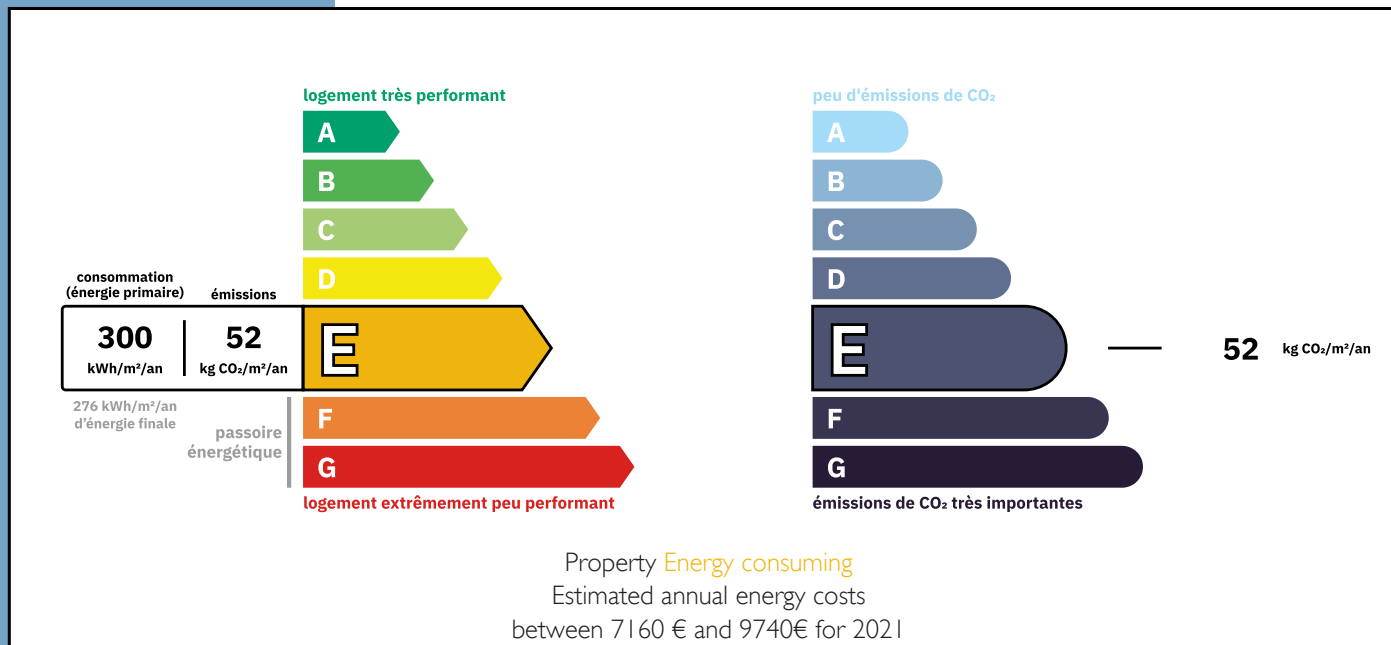


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Information about risks to which this property is exposed is available on the Géorisques website :  
<https://www.georisques.gouv.fr/>

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## ENERGIE-DPE



## NOTICE

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

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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 :A40499DAD04  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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