



4 BED PROPERTY WITH AMAZING MOUNTAIN  
VIEWS, VERY QUIET LOCATION, WATER SOURCE,  
POND, POOL, STABLES, 2 HA

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| PROPERTY FACT FILE                                                              |                                                                           |
|---------------------------------------------------------------------------------|---------------------------------------------------------------------------|
| REFERENCE                                                                       | A42712DAD04                                                               |
| PRICE                                                                           | € 560,000<br>£ 0*<br><small>*agency fees to be paid by the seller</small> |
| BEDROOM                                                                         | 4                                                                         |
| BATHROOM                                                                        | 1                                                                         |
| ACCOMMODATION                                                                   | 155 m <sup>2</sup>                                                        |
| LAND                                                                            | 19717 m <sup>2</sup>                                                      |
| TOWN                                                                            | Barrême                                                                   |
| DEPARTMENT                                                                      |                                                                           |
| LOCATION                                                                        | Isolated                                                                  |
| TYPE                                                                            | Maison de Vacances, Bed and Breakfast, Land without CU                    |
| CONDITION                                                                       |                                                                           |
| FEATURES                                                                        | Swimming Pool, Other Drainage, Lake                                       |
| <small>*Price based on current exchange rate which is subject to change</small> |                                                                           |



- Spectacular views, very calm and quiet
- 4-bedrooms with room for more
- Water source - feeds the entire property
- Garage, carport, outbuildings and stables
- Solar panels, floor heating, DPE C

4 BED PROPERTY WITH AMAZING MOUNTAIN VIEWS, VERY QUIET LOCATION, WATER SOURCE, POND, POOL, STABLES,...

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Haute Provence in South of France is known for spectacular natural beauty, gorgeous views, clean air and 300 days of sunshine all year round. This property offers spectacular views in total tranquility and with two hectares of land is perfect for horse lovers , with water source to feed the property, pool and animals. A water source in the

## DESCRIPTION

Large mezzanine - could be a third upstairs bedroom and/or another shower room

1 WC with wash sink

Exterior:

Garage

Carport

Stables

Outbuildings

Pool 11 x 5

Excellent energy rating C!

Heating:

Oil-based and solar panels

Floor heating

Woodburner

The house is south, east and west facing

Huge business potential as a B & B

Floorplan and a 360-degree virtual tour available online here below

Closest amenities only minutes away

The property is situated approximately 115 km from Nice International airport or 155 km from Marseille International airport. Nearest large cities are Digne or Castellane, each approximately 30 minutes away.

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.

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A42712DAD04>

COMPLETE FILE AND PHOTO ON REQUEST

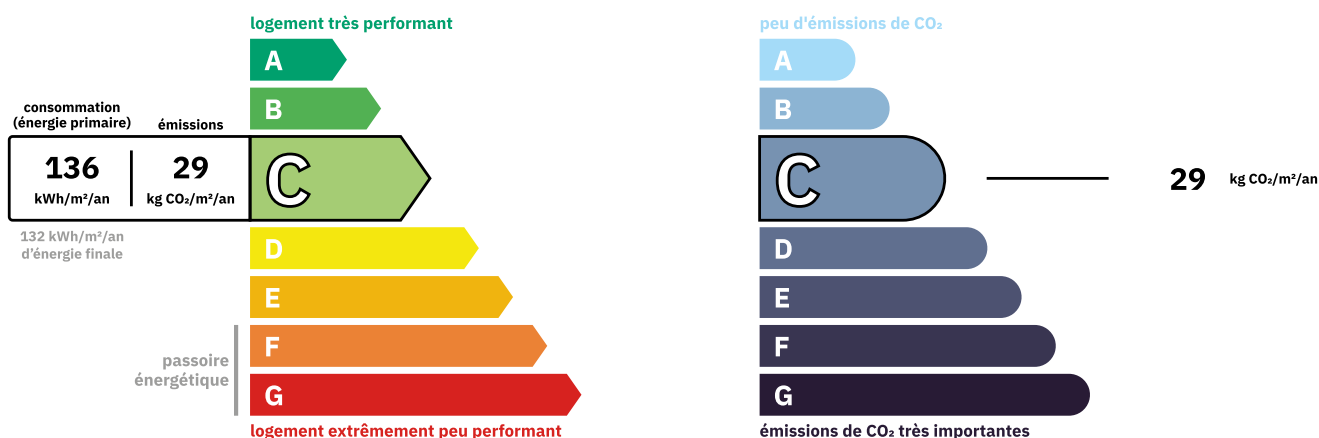


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## ENERGIE-DPE

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 1330 € and 1870€ 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 : A42712DAD04  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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