

Ref: A29191THT04

Price: 265 000 EUR

agency fees to be paid by the seller

UNDER CONTRACT! Lovely Provençal home, single story, four bedrooms, lush garden, ca. 45 minute-drive from Aix



INFORMATION

Town: Les Mées

Department: Alpes-de-Haute-Provence

Bed: 4

Bath:

Floor: 131 m2
Plot Size: 1512 m2







UNDER CONTRACT! Nestled in the heart of Provence, a lovely single-storey villa with 131 m² living space, four bedrooms, separate kitchen and a large living room opening up into an enclosed beautiful garden of 1512 m².





In close vicinity of a small town of Les Mées with 300 days of sunshine every year in beautiful Provence.

You enter into spacious entrance hall, which leads you into a 33 m² large living room with a fireplace and air conditioning.

New kitchen in rustic style opens into a luminous veranda.

The second part of the house, separated from the living area, consists of four bedrooms, with a

bathroom with a bathtub and a shower, a separate

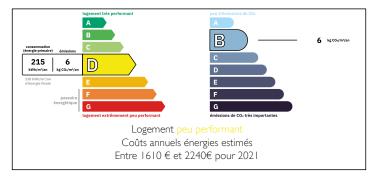
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Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.





ENERGY - DPE







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LOCAL TAXES

Taxe foncière: 1458 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Nestled on a enchanting garden in the heart of Provence, this practical single-story house boasts clever layout with the living area separated from the sleeping area. This lovely home includes a spacious entrance hall, a large living room with a fireplace with two French doors opening into the garden. The air conditioning in the living room is heated by a heat pump.

The kitchen is fully equipped and opens up to a sunny and bright veranda where you can enjoy your morning coffee or a book all year-round. The veranda leads into the lushed garden.

The second part of the house leads you into a newly fitted bathroom with a bathtub and a shower, a separate WC and a corridor leading into four bedrooms.

Additionally, there is a utility room and a large garage with ample storage.

Aluminum shutters in excellent condition with a wood-like appearance adorn all windows, and the enclosed garden spanning 1512 m2 boasts several lovely fruit trees, including cherry and walnut trees.

The plot is suitable for a pool. Enjoy access to water from the canal.

Conveniently close to charming Provençal little town of Les Mées, an active town offering year-round opportunities, world-famous for its impressive "Pénitents." With its 4,000 inhabitants and significant demographic growth, the town is well equipped with public amenities: schools, a municipal school, restaurants, banquet halls, a multi-purpose hall. It also features a community center, municipal pool, a leisure center, a youth center, and numerous sports facilities.

Ideally situated...