

Provençal style house with panoramic views of the countryside and snow-capped peaks



INFORMATION

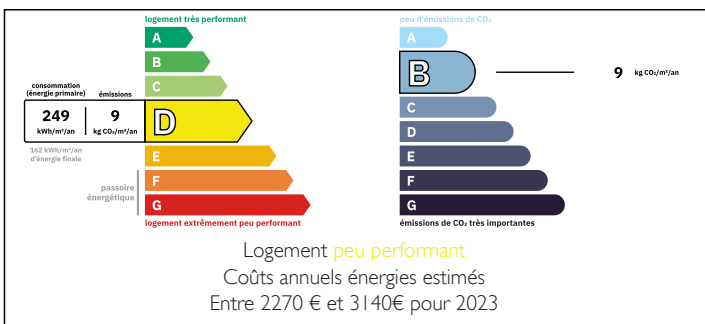
Town:	Cruis
Department:	Alpes-de-Haute-Provence
Bed:	4
Bath:	1
Floor:	118 m ²
Plot Size:	2982 m ²

IN BRIEF

Charming single-storey house with converted attic, 2 kms from the characterful hilltop village of Cruis, in absolute peace and quiet and overlooking the surrounding countryside with breathtaking views of the snowy peaks of the Alps. With 3 bedrooms on the ground floor and another in the attic, this property is ideal for a family. The living areas, such as the lounge and open-plan kitchen, open out onto the covered terrace to take advantage of the views. The garden, planted with a dozen olive trees and flowers, includes a swimming pool with a pool house to cool down in the heat of the day.



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.



DESCRIPTION

This property offers 118 m² of living space, but thanks to its converted attic, the floor area is 148 m².

The ground floor comprises

- Hall: 7,33 m²
- Utility room : 6,75 m
- Open-plan living room/kitchen/dining room: 52,19 m²
- A study/bedroom 1: 9 m²
- Bedroom 2 with adjoining dressing room: 12.50 m²
- Shower room: 5,78 m²
- Separate WC: 2.6 m²

First floor:

- A 5 m² hallway (storage space)
- Bedroom 3: 20,8 m² (7,3 m² at 1.80 m height)

The core of the property is a ancient small farm house which has benefited from a new roof in 1993 and a first extension in 1998 and a second one in 2014.

It presents the following features :

- Double glazing with roller shutters
- Reversible Air Conditioning on the ground floor
- A Thermo Dynamic water heater
- 12 solar panels since January 2023 (with resale to EDF)
- A wood burner

Reversible air-conditioning is about to be installed which should convert the DPE reference in E.

A chimney flue is in place in the study/bedroom to add an additional wood burner and plumbing is in place to create an additional bathroom in the attic.

The two south-facing terraces allow you to embrace the view on the garden, the pool area and the panoramic landscape and are ideal to enjoy outdoor life.

The pool house will also allow you to cool off by the pool and offers another barbecue area. The dozen of olive trees will produce enough olive oil to season your summer salads.

The house is...

LOCAL TAXES

Taxe foncière: 1132 EUR

Taxe habitation: EUR

NOTES