

Under offer Provence, Forcalquier, semi-detached house to renovate with 2 terraces, 2 cellars, and a garden

EXCLUSIVE



INFORMATION

Town:	Forcalquier
Department:	Alpes-de-Haute-Provence
Bed:	3
Bath:	2
Floor:	80 m ²
Plot Size:	414 m ²

IN BRIEF

This charming 80m² semi-detached house in a 5-unit condominium is located at the foot of the citadel, a stone's throw from the town center, and boasts the rare feature of two terraces and a garden 100m away with a magnificent view. The property has an unfinished renovation project that includes the conversion of an independent studio (south side) and the creation of a bathroom on the north side, and currently requires complete renovation.



ENERGY - DPE

DPE not required.

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.



LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

It comprises an original 10m² kitchen (entrance via the kitchen), leading to a 17m² south-facing living room with double-glazed wooden windows, featuring the foundations of an open-plan kitchen and a mezzanine with laundry area, leading to a 3.40m² bathroom with toilet and opening onto a 5m² covered terrace (unfinished work with the potential to create a separate studio with independent access via the terrace).

A hallway leads from the existing kitchen to another 16 m² north-facing living room with the foundations of an unfinished 4 m² shower room (plasterboard partitions) opening onto an 8 m² covered terrace requiring new waterproofing (missing tiles).

On the 1st floor:

A bedroom of 11 m²

On the 2nd floor;

A 16 m² bedroom

Access via the cul-de-sac (north side) to two vaulted cellars (one after the other), one of which has exposed stonework and a gargoyle and very good humidity levels: potential for an excellent wine cellar. A 400 m² garden with fruit trees in a dominant position 100m. from the house with a magnificent view unobstructed over the rooftops of Forcalquier and the Cathedral.

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