

Ref: A39173DAD04

Price: 320 000 EUR

agency fees to be paid by the seller

Architect-built home, 4 bedrooms, pool, garden, beautiful views of spa town Digne-les-Bains in sunny Provence



INFORMATION

Town: Digne-les-Bains

Department: Alpes-de-Haute-Provence

Bed: 4

Bath: 3

Floor: 226 m2
Plot Size: 6640 m2









Overlooking the town of Digne-les-Bains and the valley, this large property consists of a house with approximately 226 m² of living area, where the living room opens up to a spacious veranda, with a separate kitchen and four spacious bedrooms on two different levels, one bathroom and two shower rooms

A 50 m 2 terrace opens up to a 4 x 8 m pool. The outdoors consists of more than 6 600 m 2 . A lower floor consists of a large garage, additional area that can be used as a gym or workshops.





The house is as follows:

Main floor:

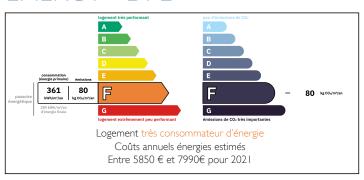
Kitchen ca. 16 m²

Living room ca. 38 m²

Veranda ca. 28 m²

Shower room ca. 4 m² and WC

ENERGY - DPE



Upper level:

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.





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LOCAL TAXES

Taxe foncière: 3390 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

The lower basement floor with main house entry: Garage ca. 55 m²

Room (could be use as gym, workshop or office) ca. $I I m^2$

Cellar ca. 8 m²

Wine cave ca. 8,5 m²

Technical area ca. 20 m²

Technical details:

Double-glazed windows

Heated veranda with additional "summer" kitchen

Air-conditioning

Oil heating

Wood burner

Water heated by solar panels

Electric shutters

Covered pool - pool needs repairing

Fenced garden

The large living area of 226 m² and the floor disposition allows the house to be divided into two separate dwellings for a large or multi-generational family, or part of it to be used as guest rooms or B & B.

Close to golf course in Digne-les-Bains.

Digne-les-Bains is a vibrant little town very popular for its family-friendly activities and beautiful nature. It has schools, shops, hospital, medical centers, public swimming pool, cinema, concert hall, art school, theater and museums. Nearby walks, cycle paths, beautiful green spaces and hiking trails, picnic areas and leisure areas.

The spatown Digne-les-Bains is also known for its thermal baths, spa treatments and breathtaking views.

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,

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