

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

EXCLUSIVE



INFORMATION

Town:	Digne-les-Bains
Department:	Alpes-de-Haute-Provence
Bed:	4
Bath:	3
Floor:	226 m ²
Plot Size:	6640 m ²

IN BRIEF

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 m² terrace opens up to a 4 x 8 m pool. The outdoors consists of more than 6 600 m². 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

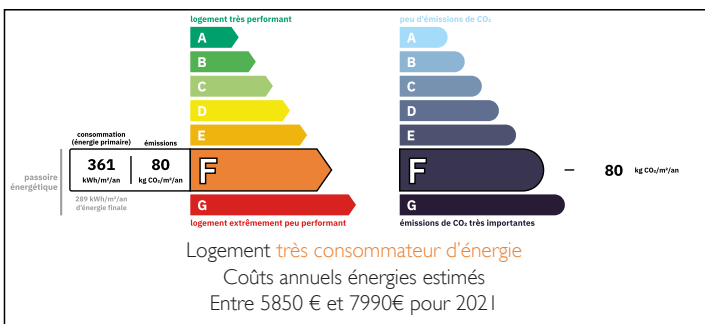
Shower room ca. 4 m² and WC

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.

ENERGY - DPE





DESCRIPTION

More details and floorplan below

The lower basement floor with main house entry:
Garage ca. 55 m²
Room (could be use as gym, workshop or office) ca. 11 m²
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

LOCAL TAXES

Taxe foncière: 3391 EUR

Taxe habitation: EUR

NOTES