

Ref: A40023LUM04

Price: 2 000 000 EUR

agency fees to be paid by the seller

Enchastrayes - 339 sqm Chalet & Guest House with Luxury Amenities, 4 km from Barcelonnette



INFORMATION

Town: **Enchastrayes**

Department: Alpes-de-Haute-Provence

7 Bed:

5 Bath:

Floor: 380 m² Plot Size: 4200 m2











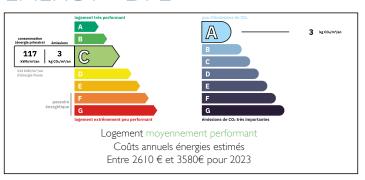




IN BRIEF

In Alpes-de-Haute-Provence, in Enchastrayes, this unique estate blends unspoiled nature, modern comfort and alpine authenticity. Just 4 km from Barcelonnette and at the foot of Super Sauze ski slopes, it features a main chalet (2019 - 304 sqm) and a guest chalet (2022 – 35 sqm) set on a 4,210 sqm landscaped plot. The main chalet includes a spacious living room with open kitchen, four en-suite bedrooms, office, games room and an independent loft. The guest chalet offers a cozy living space with wood stove and mezzanine bedroom. Premium amenities include solar-powered spas, jacuzzi, sauna, counter-current swim spa, pétanque court and double garage. With breathtaking 360° views and strong potential as a private residence or boutique hospitality project, this is a truly rare opportunity.

FNFRGY - DPF



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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.



LEGGETT

IMMOBILIER INTERNATIONAL

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LOCAL TAXES

Taxe foncière: 4470 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Living space: 304 sqm (main chalet) + 35 sqm (guest

chalet)

Total built area: 385 sqm + 40 sqm

Land: 4,210 sqm

Basement: double garage, laundry, boiler room,

sauna.

Ground floor: spacious living room with wood stove and dining area, open-plan fitted kitchen, en-suite master bedroom with shower room and WC.

First floor: three en-suite bedrooms (shower + WC), office, games room.

Second floor (loft): independent apartment with open kitchen, alcoves, shower room + WC.

Guest chalet (2022): cozy living room with wood stove, mezzanine bedroom.

Premium features:

Two outdoor spas with solar panels, counter-current swim spa, jacuzzi.

Regulation-size pétanque court, 360° panoramic views.

High-quality insulation (recent construction).

22.4 sqm photovoltaic panels

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Energy report: estimated annual cost €2,610–€3,580

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