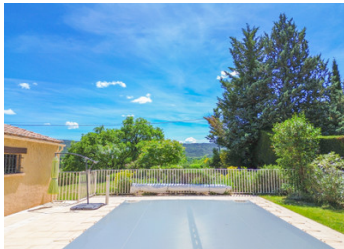
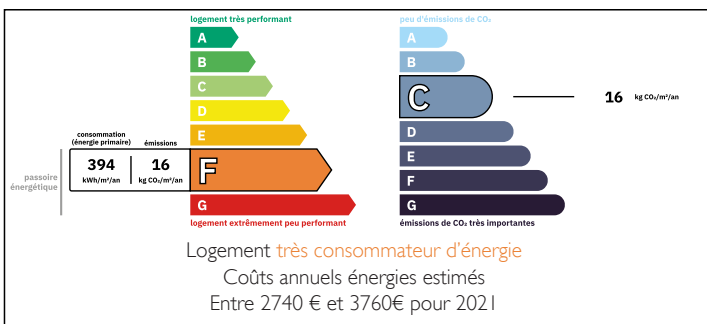


Cozy 2-bed home with pool, garden, garage, in calm outskirts of charming and sunny Provençal village

EXCLUSIVE



ENERGY - DPE



## INFORMATION

|             |                         |
|-------------|-------------------------|
| Town:       | Bras-d'Asse             |
| Department: | Alpes-de-Haute-Provence |
| Bed:        | 2                       |
| Bath:       | 1                       |
| Floor:      | 76 m²                   |
| Plot Size:  | 1380 m²                 |

## IN BRIEF

Charming single-story house with a cozy living room and fireplace, a separate kitchen, two bedrooms, one bathroom, a terrace and veranda, all on ground floor, situated on a plot of ca 1300 m². The house, built in the 1970's, also has a small mezzanine and attic area and a garage. The mature garden is well-kept and easily maintained, with a lovely pool in an enclosed pool area.

This wonderful house is perfect as your forever home or as an amazing holiday house, where you can enjoy the beautiful views from the terrace or take a dip in the pool, or walk to the nearest restaurant for a Provençal dinner.

The house is as follows:

Living room - 26 m²

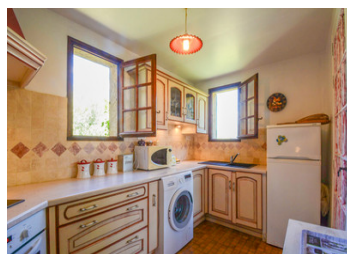
Kitchen - 8 m²

Bedroom 1 - 10 m²

Bedroom 2 - 9 m²

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 foncière: 1077 EUR**

## NOTES

## DESCRIPTION

The village of Bras-d'Asse is close to the famous Gorges du Verdon and the Valensole Plateau with its mile-long lavender fields. The village has a primary school, kindergarten, hotel, restaurants, grocery shop, post office and most of all - a spectacular nature around.

Perching above the village is the impressive Vieux Bras-d'Asse, the old remnants of an old and abandoned village.

The village is situated in one of the world's first UNESCO Geoparks, the Géoparc Mondial de Haute Provence in the heart of the beautiful Provençal nature.

Haute Provence is famous for its spectacular nature and countryside, with beautiful stone villages, mile long lavender fields, olive trees, wild time, orchids, sage, and so on. This little department in Provence is known for its fresh air, and is loved by nature, sport and animal lovers.

Nearest towns are Oraison, approximately 22 km, Riez 15 km, Valensole 20 km, Digne-les-Bains 25 km and Manosque approximately 40 km away.

Nearest larger towns are either Riez, or Digne-les-Bains is where you will find hospitals, health centers, secondary education and more shopping. Riez is also known for the famous Riez market where you can buy local products. Digne-les-bains also has a very popular market.

Bras-d'Asse is situated approximately 100 km away from Aix-en-Provence TGV train station and 112 km from the Marseille International airport.

Alpes-de-Haute-Provence, or Haute-Provence in short, offers more than 300 days of sunshine per year, is a region world famous for its lavender production at the Valensole plateau, for its Gorges du...