



Architect Villa

DIGNE LES BAINS (04)

345 000 €



120 m²



5 pièce(s)



3 chambre(s)

PROPERTY DESCRIPTION

DIGNE-LES-BAINS (04), Plan de Gaubert, South District - Come and discover this magnificent architect-designed villa with a living area of 120 sqm, set on a flat and enclosed plot of 620 sqm.

Upon arrival, you will be welcomed by a spacious entrance hall leading you to a splendid living room of 42 sqm and a fully equipped kitchen. Bathed in light thanks to its south-eastern exposure, this room offers high ceilings and a mezzanine, adding character to the whole space.

On the ground floor, a master suite awaits, comprising a 15 sqm bedroom and a spacious bathroom of 7.50 sqm with an Italian shower and bathtub. A separate toilet with a hand basin completes this level.

Upstairs, a landing distributes a beautiful and bright mezzanine open to the living room, offering breathtaking views of Mount Cousson. Two other spacious bedrooms and a bathroom with toilet complete the sleeping area.

A double automatic gate allows access to a courtyard that can accommodate up to 3 vehicles. The 20 sqm garage and laundry room are accessible through an interior access.

The flat and enclosed garden is adorned with lush greenery, fed by a canal managed by the Gaubert syndicate association, as well as a well for irrigation, offering a peaceful and green setting.

Built in 2013, this villa benefits from excellent energy performance compliant with the 2012 Thermal Regulation (RT 2012). Double-glazed windows, a pellet stove, and optimal insulation ensure significant energy savings.

Ideally located in the Plan de Gaubert, on the outskirts of the city center, in a quiet and sunny residential area, you will enjoy the proximity of urban transport.

Living in Digne-Les-Bains, a thermal and climatic town, means enjoying an exceptional living environment with the lake, the indoor swimming pool, and the sports facilities of Boulevard Gambetta. You will also find all the services, shops, and schools on site, as well as the Saint-Christophe commercial area, with its major retailers. Les honoraires d'agence sont à la charge de l'acquéreur, soit 6,15% TTC du prix hors honoraires.

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr.

Réseau Immobilier CAPIFRANCE - Votre agent commercial (RSAC N°883 357 725 - Greffe de MANOSQUE) Thomas ALEMANY Entrepreneur Individuel 06 87 33 41 98 - Plus d'informations sur le site de CAPIFRANCE (réf.844222)



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LE BIEN EN IMAGES



Thomas Alemany
Capifrance



DETAILS

GENERAL

Reference 844222

Property type Architect Villa

Year of construction 2013

Exposure S-E

Vie Vue dégagée, sur Jardin, sur Montagne, sur Toits

SURFACES

Living space 120 m²

Living room surface 42 m²

Land surface 620 m²

COMPOSITION

Number of rooms 5

Number of bedrooms 3

Number of bathrooms 2

Toilets count 2

Washrooms 1

Terrace 1

DPE/GES

DPE 115

GES 3

APPENDIX

Parking extérieur

Parking space 2

Garage 1

Videophone Oui

SERVICES

Heater granules

Kitchen aménagée

Interpcom Yes