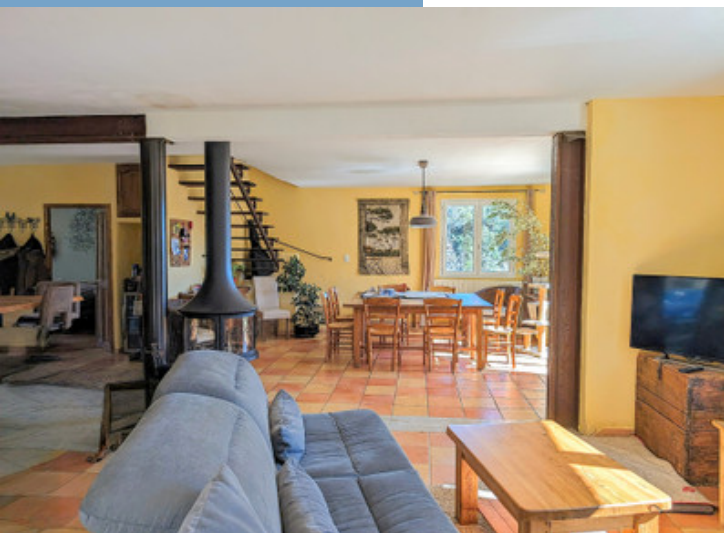
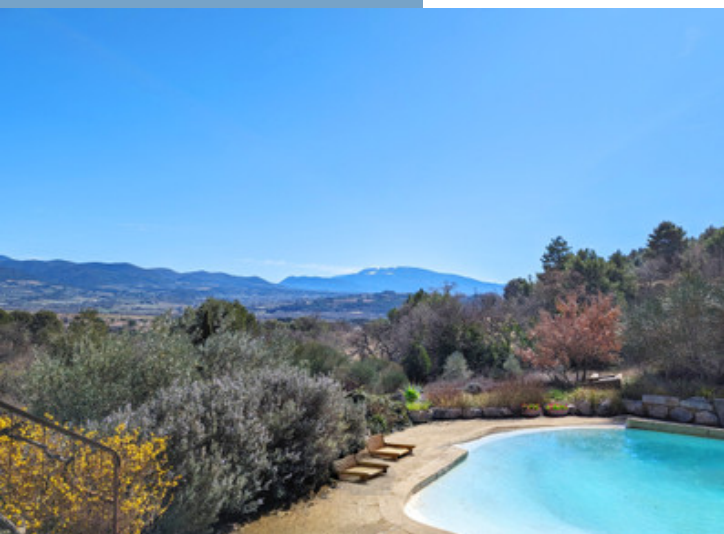




SET OF 3 HOUSES WITH SUBLIME VIEWS, 2  
SWIMMING POOLS, OUTBUILDINGS AND SPRING.  
CLOSE TO A PROVENÇAL VILLAGE.

SET OF 3 HOUSES WITH  
SUBLIME VIEWS, 2  
SWIMMING POOLS,  
OUTBUILDINGS AND  
SPRING. CLOSE TO A  
PROVENÇAL ...



PROPERTY FACT FILE	
REFERENCE	A27612NEB26
PRICE	€ 1,100,000 £ 943,855* <small>*agency fees to be paid by the seller</small>
BEDROOM	11
BATHROOM	5
ACCOMMODATION	375 m²
LAND	6636 m²
TOWN	Vinsobres
DEPARTMENT	Drome
LOCATION	0-2KM to amenities
TYPE	Gîte, Bed and Breakfast
CONDITION	Good condition
FEATURES	Electricity on site, Barns / outbuildings, Private parking
<small>*Price based on current exchange rate which is subject to change</small>	





SET OF 3 HOUSES WITH  
SUBLIME VIEWS, 2  
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The houses, measuring 190m<sup>2</sup>, 120m<sup>2</sup> and 65m<sup>2</sup>, are set in exceptional greenery. Less than 1 km from the centre of the village of Vinsobres, this property is in the heart of nature, with breathtaking views of Mont Ventoux, among other mountains.

The 6635 m<sup>2</sup> property also has 2 swimming pools and a spring, with

## DESCRIPTIF

The property currently comprises a main house of 190 m<sup>2</sup> with its own swimming pool and 2 houses of 120 m<sup>2</sup> and 65 m<sup>2</sup> for tourist rentals, sharing the second swimming pool.

The rentals have an attractive yield and the current owner continues to take bookings.

The property is also ideal for a large family with their own homes while enjoying family time.

The south-facing houses all have magnificent views of the village of Vinsobres, the mountains in the distance and Mont Ventoux. There are no neighbours and the houses are set in the hills, nestled between organic vineyards, olive groves, lavender fields, truffle oaks and other regional vegetation.

Main house (190 m<sup>2</sup>):

Ground floor

- Living and dining room (55 m<sup>2</sup>) with wood-burning stove
- Kitchen with bar area (20 m<sup>2</sup>)
- Bedroom (11 m<sup>2</sup>)
- Bathroom

First floor (west side)

- 2 bedrooms (21 m<sup>2</sup> and 14 m<sup>2</sup>)
- Shower room with toilet

First floor (east side)

- 2 bedrooms (21 m<sup>2</sup> and 14 m<sup>2</sup>)
- Shower room with toilet

House / gîte (120 m<sup>2</sup>) - furnished

Ground floor

- Lounge and dining room (35 m<sup>2</sup>)
- Kitchen (8 m<sup>2</sup>)
- Bedroom (12 m<sup>2</sup>)
- Toilets

Carport

First floor

- 3 bedrooms (10 m<sup>2</sup>, 13 m<sup>2</sup>, 14 m<sup>2</sup>)
- 1 bathroom with toilet & 1 shower room

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A27612NEB26>

COMPLETE FILE AND PHOTO ON REQUEST



LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

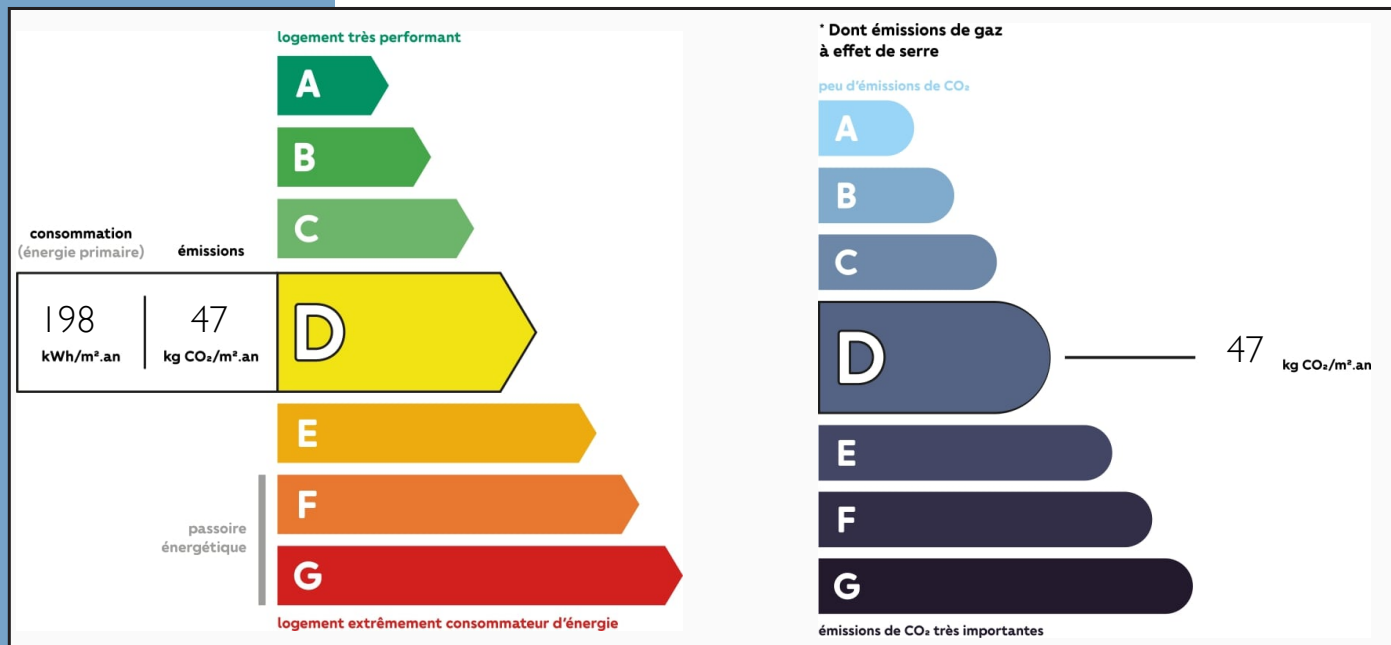
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SET OF 3 HOUSES WITH  
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Ref : A27612NEB26

## ENERGIE-DPE

Information about risks to which this property is exposed is available on the Géorisques website :  
<https://www.georisques.gouv.fr/>



## NOTICE

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3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

## CONTACT

Réf : A27612NEB26  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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