



LES VANS - TASTEFULLY RESTORED STONE HOUSE; DOMINANT POSITION, GARDENS, UNIQUE SWIMMING POOL. BUILDABLE LAND.

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PROPERTY FACT FILE	
REFERENCE	A27230SNB07
PRICE	€ 850,000 £ 705,075* <small>*agency fees to be paid by the seller</small>
BEDROOM	4
BATHROOM	2
ACCOMMODATION	175 m ²
LAND	11161 m ²
TOWN	Les Vans
DEPARTMENT	Ardeche
LOCATION	0-2KM to amenities
TYPE	Maison de Vacances, House, Villa
CONDITION	
FEATURES	Swimming Pool, Other Drainage, Garage
<small>*Price based on current exchange rate which is subject to change</small>	



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Located in South Ardèche - the centre of sought-after Les Vans just 2km or 1½ miles away - a visit to this property will certainly take your breath away. Greeted by expansive views at every turn – whether relaxing on the covered terrasse, swimming in the UV-filtered pool, or simply walking around the terraced grounds – you will find this home

DESCRIPTIF

With this property the charm of the old meets the convenience of the modern. The under-floor heating across two levels is complemented by the wood-burning stove in the 36m² main living area. Touches such as traditional wooden shutters, exposed stone walls and natural wooden beams add to the character of this property.

The four bedrooms are located across all three levels. Under the eaves is the spacious and appealing master suite, to the ground floor two good-sized further bedrooms with built-in wardrobes, with the final double guest room on the lower level.

Outside, the grounds are mostly terraced to grass with stone steps and ramps built within the walls to facilitate access. You will see many types of trees such as almond, olive and fig, plus local species like the green oak ("chêne vert"), providing a natural habitat for various species of wildlife.

The land to the left and right of the property is designated "constructible", subject to plans being approved by the relevant local bodies.

Approximate dimensions of main spaces;

Open living space (kitchen, dining room, lounge) 45m²

Outside terrasse, seating area 28m²

Two double ground floor bedrooms with built-in wardrobes 14.5m² and 12.5 m²

Ground floor bathroom 7m²

Guest bedroom, lower floor, 18.6m²

First floor, mezzanine office area 17.5m²

First floor ensuite bedroom with built-in wardrobes 38.7m², bathroom 6.75m²

Plus three vaulted cellars totalling 75m², car port 21.5m²

Access; by car - around 6

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A27230SNB07>

COMPLETE FILE AND PHOTO ON REQUEST

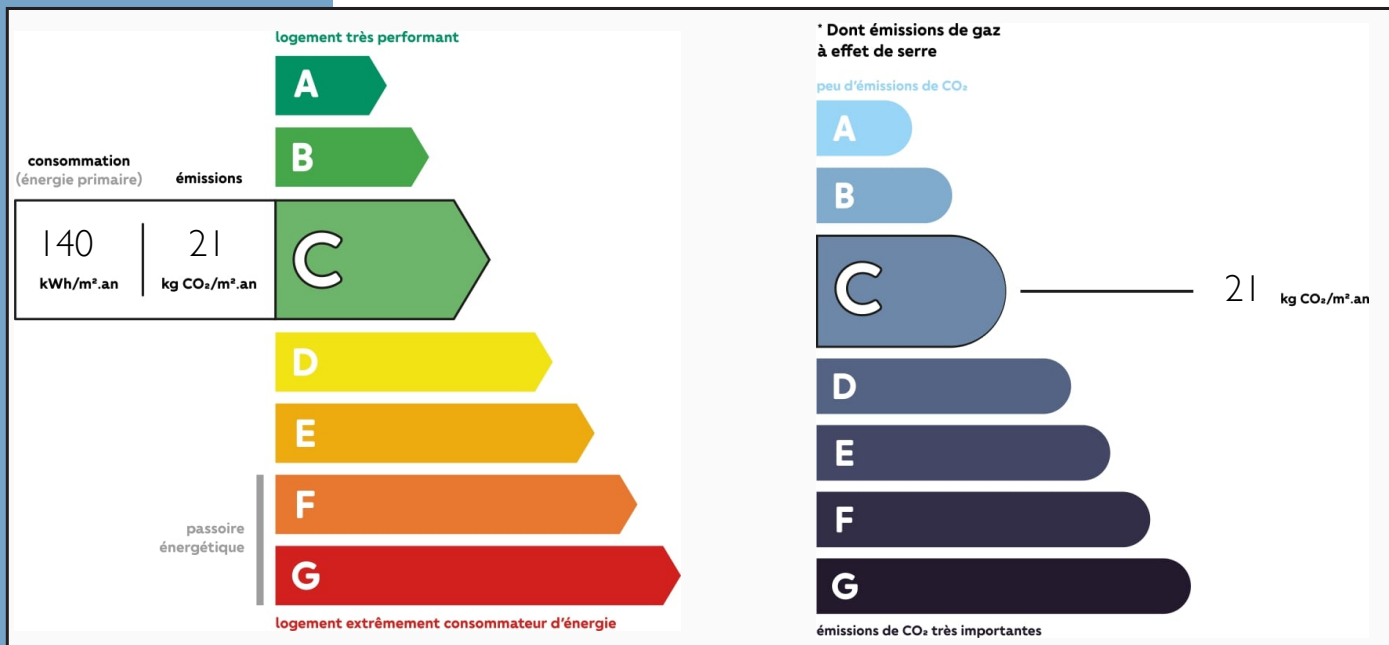


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Information about risks to which this property is exposed is available on the Géorisques website :
<https://www.georisques.gouv.fr/>

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ENERGIE-DPE



NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchange rates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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 :A27230SNB07
FILE COMPLETE
AND PHOTOS
ON REQUEST

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