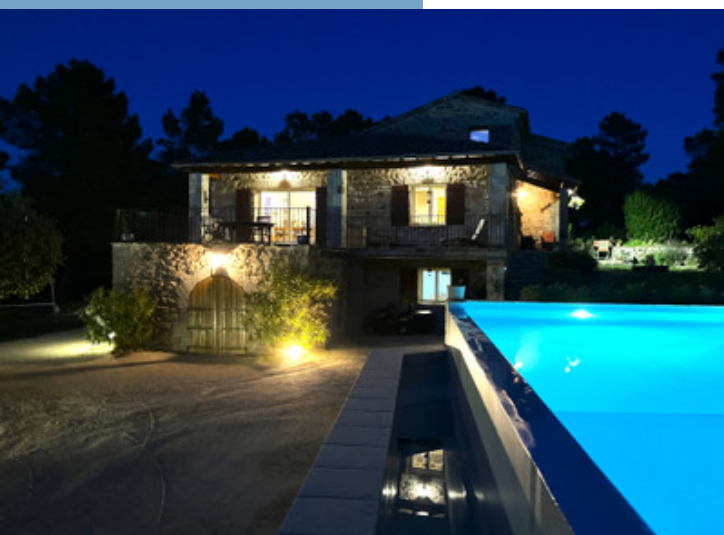




LES VANS - ARDECHE - TASTEFULLY RESTORED  
STONE HOUSE, GARDENS, UNIQUE SWIMMING  
POOL. BUILDABLE LAND.



LES VANS - ARDECHE -  
TASTEFULLY RESTORED  
STONE HOUSE, GARDENS,  
UNIQUE SWIMMING  
POOL, BUILDABLE LAND....



PROPERTY FACT FILE	
REFERENCE	A27230SNB07
PRICE	€ 850,000 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	4
BATHROOM	2
ACCOMMODATION	175 m <sup>2</sup>
LAND	11161 m <sup>2</sup>
TOWN	Les Vans
DEPARTMENT	
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>	



- Unique swimming pool
- Restored with great taste
- Buildable land
- Breathtaking views
- 

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TASTEFULLY RESTORED  
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POOL. BUILDABLE LAND....

Ref : A27230SNB07

This house is located in southern Ardecche, with the centre of Les Vans just 2 km away. From the house you have wide breathtaking views.

The terraced grounds, the a-typiscche swimming pool, the large covered terrace and the house offer peace and quiet.

## DESCRIPTIF

This house combines authentique charm with modern comfort. Underfloor heating on two levels is complemented by a wood-burning stove in the 36 m<sup>2</sup> living space. Traditional wooden shutters, exposed stone walls and natural wooden beams add to the character of this property.

The four bedrooms are spread over the three levels: on the ground floor you have two lovely bedrooms with built-in wardrobes, in the attic is a spacious master suite and on the lower level is the final double guest room.

Outside, the garden is mostly terraced. The garden has many types of trees, such as almond, olive and fig trees.

The plots to the left and right of the house are designated as 'buildable', subject to local authority approval.

Approximative dimensions of main areas:

- Open plan living area (kitchen, dining room, living room): 45 m<sup>2</sup>.
- Outdoor terrace: 28 sqm.
- Two ground-floor double bedrooms with built-in wardrobes: 14.5 m<sup>2</sup> and 12.5 m<sup>2</sup>.
- Ground floor bathroom: 7 m<sup>2</sup>.
- Guest bedroom, lower floor: 18.6 m<sup>2</sup>.
- First floor, mezzanine study: 17.5 m<sup>2</sup>
- First floor master suite with built-in wardrobes: 38.7 m<sup>2</sup>, bathroom: 6.75 m<sup>2</sup>.
- Three vaulted cellars totalling 75 m<sup>2</sup>, carport of 21.5 m<sup>2</sup>.

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

More Online :

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

COMPLETE FILE AND PHOTO ON REQUEST



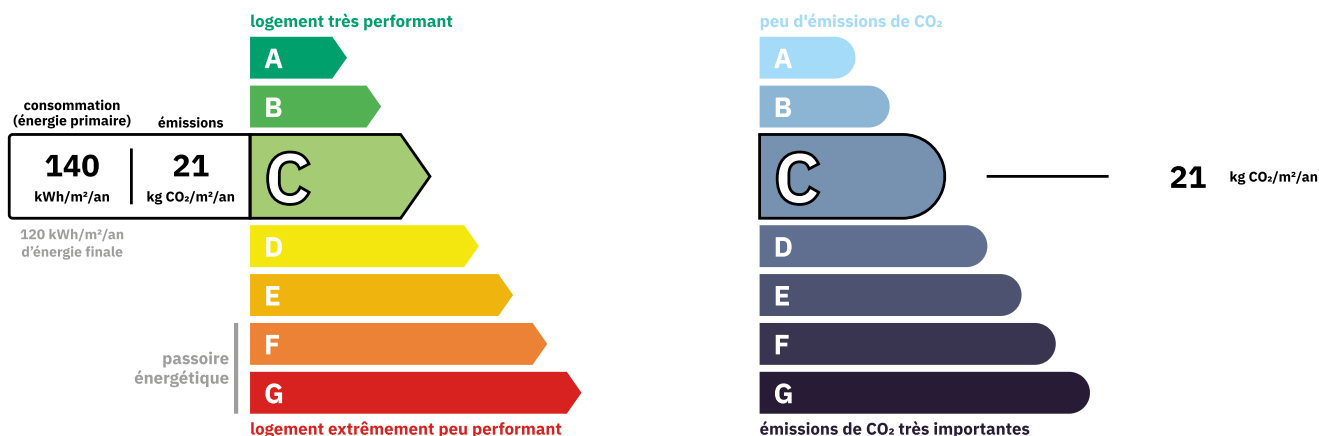


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## ENERGIE-DPE

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



Property Moderately efficient  
Estimated annual energy costs  
between 1550 € and 2180€ for 2021

## NOTICE

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

I: 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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