



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 £ 703,460* *agency fees to be paid by the seller
BEDROOM	4
BATHROOM	2
ACCOMMODATION	175 m <sup>2</sup>
LAND	11161 m <sup>2</sup>
TOWN	Les Vans
DEPARTMENT	Ardeche
LOCATION	0-2KM to amenities
TYPE	Maison de Vacances, House, Villa
CONDITION	
FEATURES	Swimming Pool, Other Drainage, Garage
*Price based on current exchange rate which is subject to change	



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 36m<sup>2</sup> 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) 45m<sup>2</sup>

Outside terrasse, seating area 28m<sup>2</sup>

Two double ground floor bedrooms with built-in wardrobes 14.5m<sup>2</sup> and 12.5 m<sup>2</sup>

Ground floor bathroom 7m<sup>2</sup>

Guest bedroom, lower floor, 18.6m<sup>2</sup>

First floor, mezzanine office area 17.5m<sup>2</sup>

First floor ensuite bedroom with built-in wardrobes 38.7m<sup>2</sup>, bathroom 6.75m<sup>2</sup>

Plus three vaulted cellars totalling 75m<sup>2</sup>, car port 21.5m<sup>2</sup>

Access; by car - around 6

More Online :

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

COMPLETE FILE AND PHOTO ON REQUEST



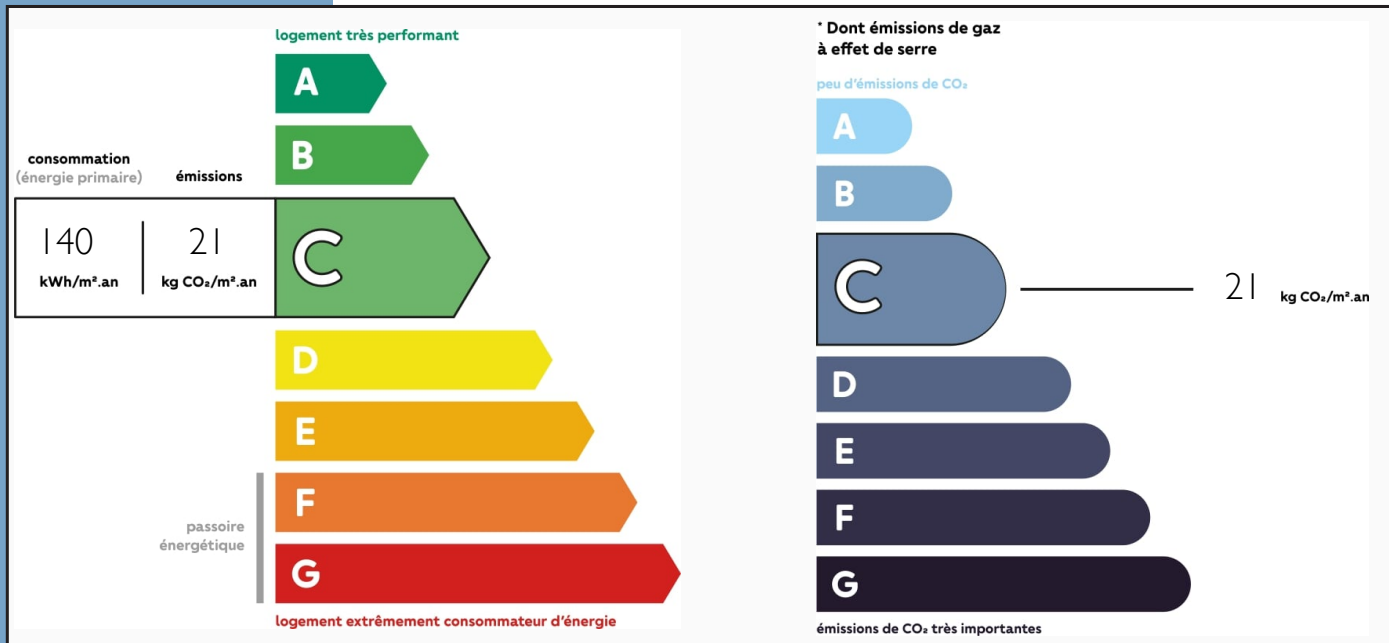


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Information about risks to which this property is exposed is available on the Géorisques website :  
<https://www.georisques.gouv.fr/>

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## ENERGIE-DPE



## NOTICE

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

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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 :A27230SNB07  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

**LEGGETT**  
IMMOBILIER INTERNATIONAL

Téléphone : +33 553 608 488  
E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE  
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)