



EXPERIENCE THE BEST OF PROVENCE –  
EXCEPTIONAL PROPERTY WITH THREE HOUSES  
AND STUNNING VIEWS IN VINSOBRES



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VIN...



PROPERTY FACT FILE	
REFERENCE	A27612NEB26
PRICE	€ 1,100,000 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	11
BATHROOM	5
ACCOMMODATION	375 m <sup>2</sup>
LAND	6636 m <sup>2</sup>
TOWN	Vinsobres
DEPARTMENT	
LOCATION	Village property
TYPE	Maison de Vacances, Bed and Breakfast, House
CONDITION	Good condition
FEATURES	Swimming Pool, Other Drainage, Private parking
<small>*Price based on current exchange rate which is subject to change</small>	







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Set amidst the rolling hills, organic vineyards, lavender fields, olive groves, and truffle oaks of the Drôme Provençale, this unique estate offers a rare opportunity to embrace the authentic lifestyle of southern France. Located just outside the charming hilltop village of Vinsobres—only 10 minutes from Nyons, 20 minutes from

## DESCRIPTIF

The layout is ideal for extended families, groups of friends who value both connection and privacy, or buyers looking to continue a well-established rental business.

The natural spring supplies also fresh, potable water to all three houses via a reservoir system with a total capacity of 17 m<sup>3</sup>—an eco-friendly and cost-efficient advantage.

In addition to the living spaces, the property includes three outbuildings (22 m<sup>2</sup>, 36 m<sup>2</sup>, and 50 m<sup>2</sup>), multiple parking areas, and spacious terraces perfect for enjoying long summer evenings with local wine and sweeping views.

The village of Vinsobres, just 1 km away, is known for its award-winning organic wines and warm Provençal character. With easy access to markets, restaurants, and cultural sites, this location strikes a perfect balance between rural charm and modern convenience.

Whether you're seeking a large family estate, a shared vacation retreat, or a turnkey rental investment in the heart of Provence, this extraordinary property offers flexibility, beauty, and an enviable quality of life.

A rare opportunity to live the dream in the South of France.

Below is a summary of the overall dimensions of the main rooms:

Main house - 190m

- Ground floor

Sitting room - 55m

Kitchen - 13m<sup>2</sup> and sink area and bar table - 11m<sup>2</sup>

Ground floor bedroom - 11m

- First floor

2 bedrooms of 21m<sup>2</sup> each

2 bedrooms of 14m<sup>2</sup> each

2 shower rooms of 6.5m<sup>2</sup> each

2 landings of 4m<sup>2</sup> each

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

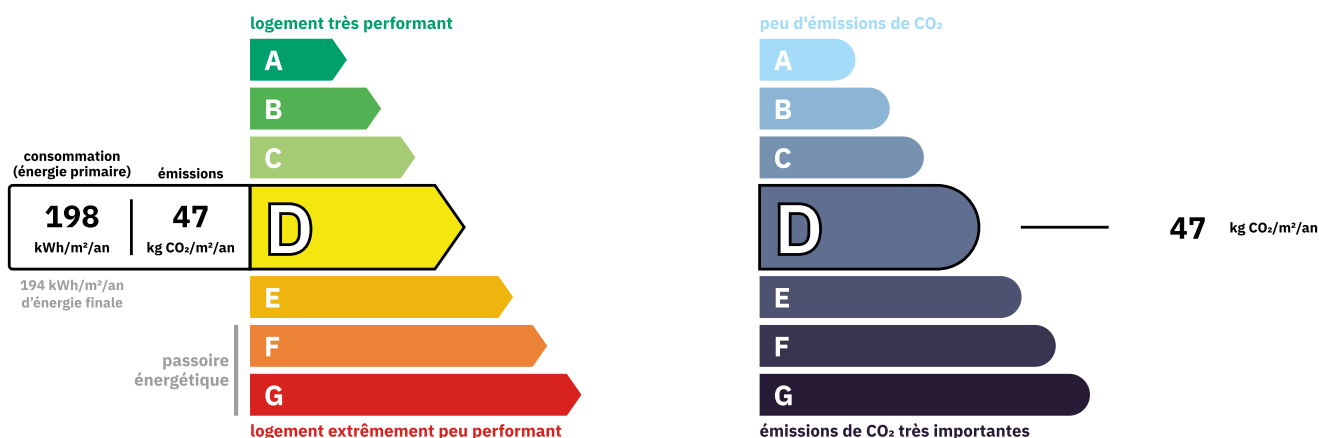
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)

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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 **Poorly efficient**  
Estimated annual energy costs  
between 4680 € and 6420€ for 2021

## 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 : A27612NEB26  
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)