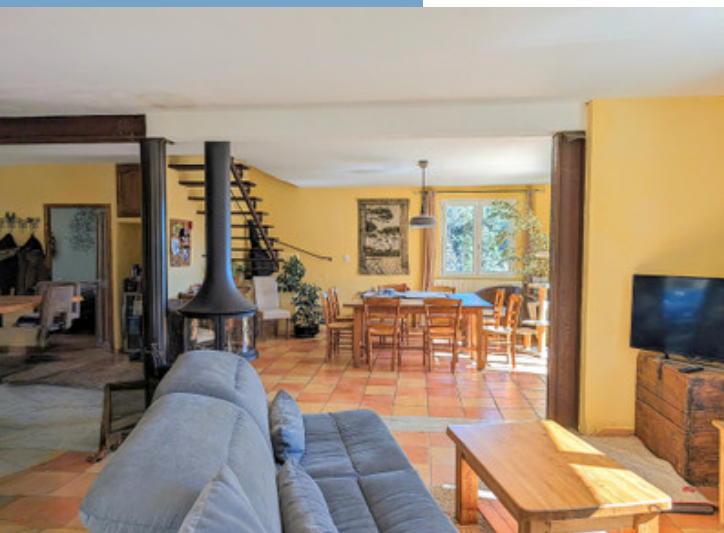




SET OF 3 HOUSES WITH SUBLIME VIEWS, 2
SWIMMING POOLS, OUTBUILDINGS AND SPRING.
CLOSE TO A PROVENÇAL VILLAGE.

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 £ 945,945* <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
SWIMMING POOLS,
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The houses, measuring 190m², 120m² and 65m², 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 m² property also has 2 swimming pools and a spring, with

DESCRIPTIF

The property currently comprises a main house of 190 m² with its own swimming pool and 2 houses of 120 m² and 65 m² 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 m²):

Ground floor

- Living and dining room (55 m²) with wood-burning stove
- Kitchen with bar area (20 m²)
- Bedroom (11 m²)
- Bathroom

First floor (west side)

- 2 bedrooms (21 m² and 14 m²)
- Shower room with toilet

First floor (east side)

- 2 bedrooms (21 m² and 14 m²)
- Shower room with toilet

House / gîte (120 m²) - furnished

Ground floor

- Lounge and dining room (35 m²)
- Kitchen (8 m²)
- Bedroom (12 m²)
- Toilets

Carport

First floor

- 3 bedrooms (10 m², 13 m², 14 m²)
- 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

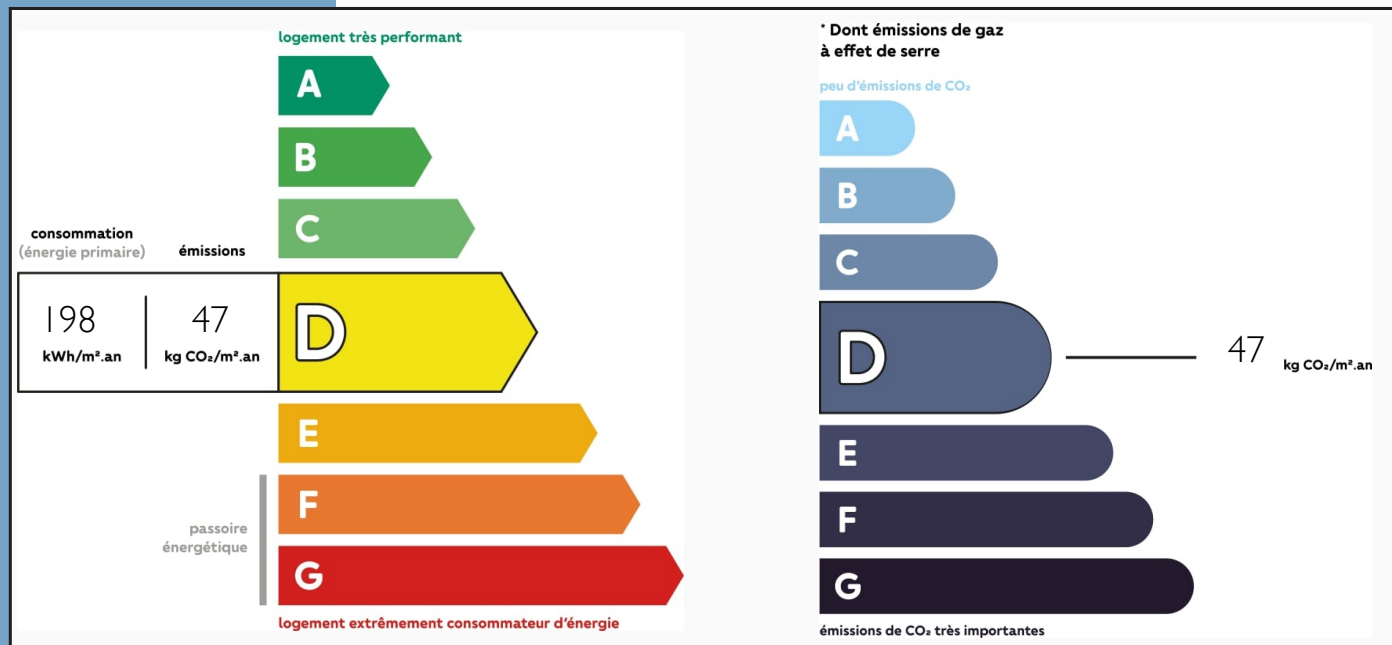
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SET OF 3 HOUSES WITH
SUBLIME VIEWS, 2 SWIMMING
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ENERGIE-DPE

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



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

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FILE COMPLETE
AND PHOTOS
ON REQUEST

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