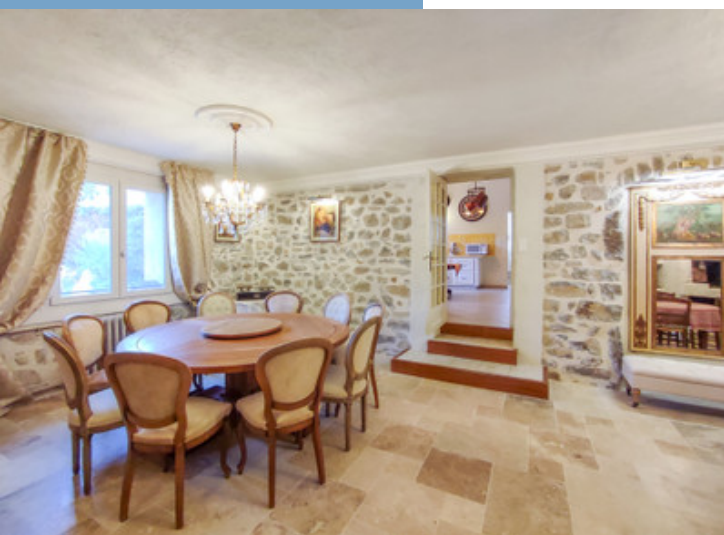




SOUTH ARDÈCHE: SUPERB, SPACIOUS STONE HOUSE WITH LOTS OF CHARACTER. GARDENS, SWIMMING POOL AND ADJACENT STREAM

SOUTH ARDÈCHE: SUPERB,
SPACIOUS STONE HOUSE
WITH LOTS OF
CHARACTER. GARDENS,
SWIMMING POOL AND
ADJA...



PROPERTY FACT FILE

REFERENCE	A28288SNB07
PRICE	€ 1,495,000 £ 1,283,458* *agency fees to be paid by the seller
BEDROOM	5
BATHROOM	6
ACCOMMODATION	397 m²
LAND	3058 m²
TOWN	Balazuc
DEPARTMENT	Ardeche
LOCATION	Village property
TYPE	Gîte
CONDITION	Excellent condition
FEATURES	Mains Drains, Private parking, Woodburner(s)
*Price based on current exchange rate which is subject to change	





SOUTH ARDÈCHE:
SUPERB, SPACIOUS STONE
HOUSE WITH LOTS OF
CHARACTER. GARDENS,
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This remarkable and spacious property began its journey in the 18th century and today welcomes its residents with its cypress-lined driveway - the trees that symbolise welcome - and its high-quality Provençal-style renovations with travertine tiled floors and exposed stone walls. The renovations retain many features that reflect its past -

DESCRIPTIF

In the centre of touristic South Ardèche, this sought-after, peaceful village is just a few kilometres from Vogüé, Ruoms and Vallon pont d'Arc (the "Golden Triangle" of the Ardèche Gorges). These villages are listed as some of the most beautiful in France. Also close by is the must-see natural bridge at Vallon Pont d'Arc and the Unesco-listed site of the "Grotte Chauvet".

The towns of Ruoms and Aubenas are just 15 km away, with their many shops, supermarkets and schools. Montélimar, around 35 km away, has the nearest TGV train station and direct motorway access (A7).

The current accommodation is split over four levels:

On the garden level, the independent summer apartment with its open-plan living area, bedroom and shower room. There is also a large lounge with a cross vaulted ceiling.

On the second level, which is also on the same level as the access to the small village road, there is a splendid, very large living room with various areas; a library, areas for entertainment, games and music and a wood-burning stove.

There is a spacious dining room with an oven and grill (a reminder of its past as an inn) and a large kitchen with a high vaulted ceiling. On this living level are two double bedrooms, each with its own modern and tasteful shower room and WC - but perhaps you'll only find one; the secret room is a fun touch! It's up to you to discover it.

On the third level, an additional lounge opens onto two double bedrooms, each with its own bathroom, WC and p

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A28288SNB07>

COMPLETE FILE AND PHOTO ON REQUEST



LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

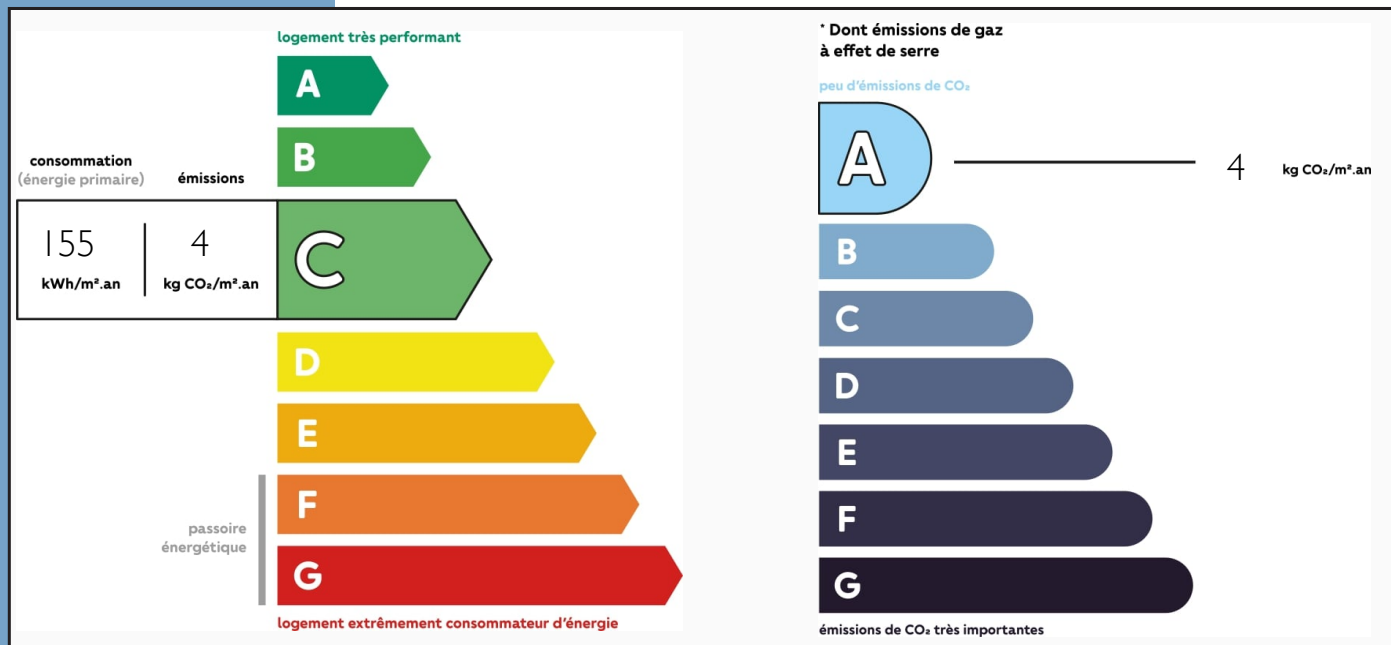
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ENERGIE-DPE

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:

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 : A28288SNB07
FILE COMPLETE
AND PHOTOS
ON REQUEST

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