



MAGNIFICENT, LUXURIOUS AND SPACIOUS  
DOMAIN CLOSE TO MONTÉLIMAR. WITH POOL,  
TENNIS COURT, GUARDIAN HOUSE.



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LUXURIOUS AND  
SPACIOUS DOMAIN  
CLOSE TO MONTÉLIMAR.  
WITH POOL, TENNIS  
COURT, GUARDIAN H...



PROPERTY FACT FILE	
REFERENCE	A31996JB26
PRICE	€ 2,300,000 £ 1,918,775* <small>*agency fees to be paid by the seller</small>
BEDROOM	13
BATHROOM	9
ACCOMMODATION	540 m <sup>2</sup>
LAND	1066229 m <sup>2</sup>
TOWN	Allan
DEPARTMENT	Drome
LOCATION	Isolated
TYPE	Maison de Vacances, House, Family Home
CONDITION	Good condition
FEATURES	Swimming Pool, Other Drainage, Lake
<small>*Price based on current exchange rate which is subject to change</small>	



- Secluded and 106ha of private grounds
- Close to A7 highway and TGV station
- Inside-outside closely connected
- Fantastic Versailles like views
- Exceptionally well kept

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Beautifully renovated, well situated and large estate close to Montélimar. On vast grounds with swimming pool, tennis court and a house for a caretaker or guests.

## DESCRIPTIF

If you want to enjoy the Drôme Provençale luxuriously, in complete tranquillity, without neighbours, yet close to the first amenities, you will find a magnificent property here, with 9 stylish bedrooms, on eof them being a media/TV room, and 6 spacious bathrooms.

The views over the private grounds are majestic, reminiscent of the gardens of Versailles. Furthermore, there is plenty of forest around the property, with 2 small lakes. Absolute tranquillity, surrounded by beautiful nature, is what you will find here.

The house is like a true "domaine", with many rooms for relaxing, studying, dining, reading and just enjoying a glass of delicious Côtes du Rhône wine.

There are 2 spacious bedrooms with their own entrance and bathroom.

In the guardian's house there are 3 bedrooms, 2 living rooms, a kitchen and 3 bathrooms. This house is about 150 metres from the main house.

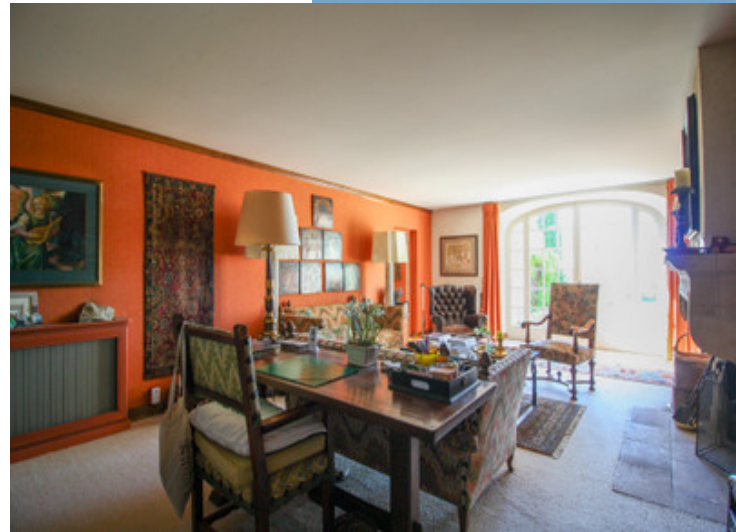
You will be amazed at the beautifully chosen materials to completely renovate this former farmhouse, in a luxurious style.

Montélimar is less than 15 minutes' drive away, and there are all amenities such as shops, hospitals, a TGV-linked station with several connections a day to Paris. In this region of the Drôme, you can easily get to the Vaucluse, the Gard and the Ardèche, for all kinds of nature and culture. The A7 motorway is less than 10 minutes' drive away. The village of Allan itself, 8 minutes' drive away, has some facilities of its own such as a bakery, a small supermarket and a restaurant

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A31996JB26>

COMPLETE FILE AND PHOTO ON REQUEST



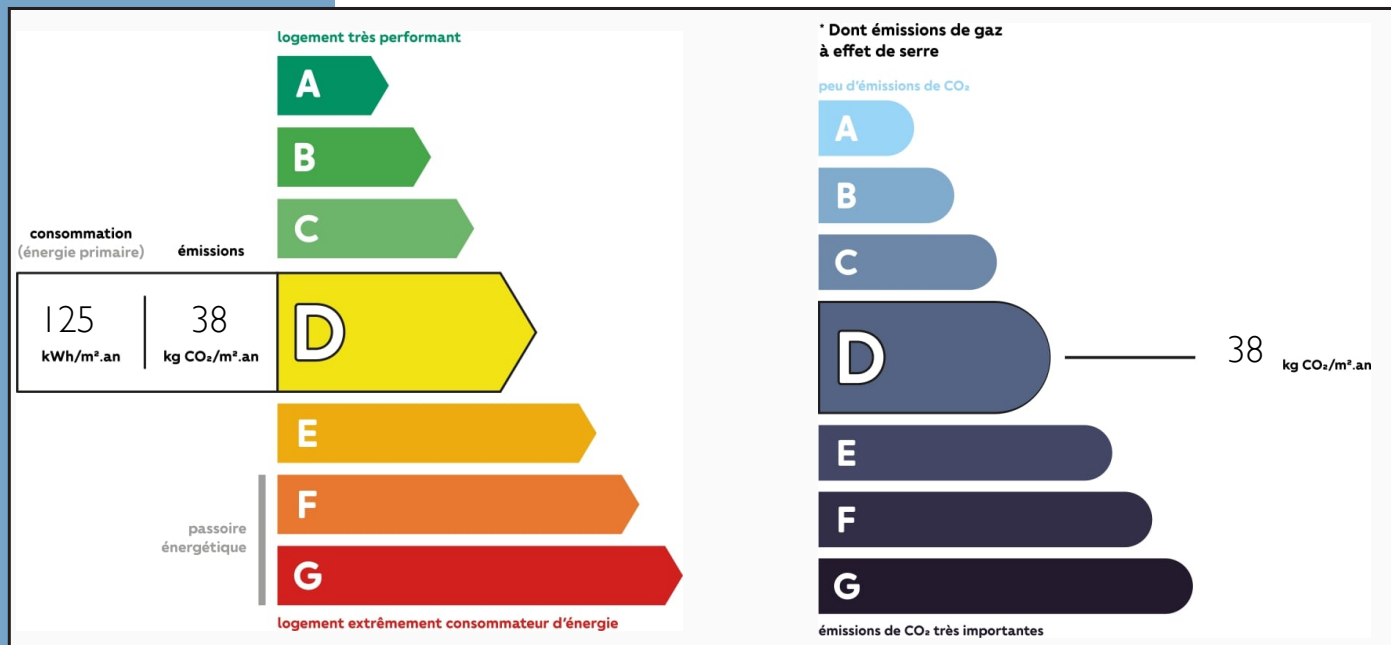


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Information about risks to which this property is exposed is available on the Géorisques website :  
<https://www.georisques.gouv.fr/>

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## ENERGIE-DPE



## NOTICE

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## CONTACT

Réf :A31996JB26  
FILE COMPLETE  
AND PHOTOS  
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