



LA-BEGUDE-DE-MAZENC, PROVENCE, 18TH  
CENTURY MAS, 419 M2, SWIMMING POOL, 1,7 HA  
OF LAND, MAGNIFICENT VIEWS

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LA-BEGUDE-DE-MAZENC,  
PROVENCE, 18TH  
CENTURY MAS, 419 M2,  
SWIMMING POOL, 1,7 HA  
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## PROPERTY FACT FILE

REFERENCE	A32239DMG26
PRICE	€ 1,195,000 £ 993,260* *agency fees to be paid by the seller
BEDROOM	7
BATHROOM	4
ACCOMMODATION	419 m <sup>2</sup>
LAND	17000 m <sup>2</sup>
TOWN	La Bégude-de-Mazenc
DEPARTMENT	Drome
LOCATION	
TYPE	Maison de Vacances, House, Country House
CONDITION	
FEATURES	Swimming Pool, Other Drainage, Garage

\*Price based on current exchange rate which is subject to change





- overlooked, beautiful view on the mountains
- 4 flats indépendant or communicating
- Big flat land with swimming pool and pool house
- Main water and a well
- 20 mn from A7 Montelimar and 4 km from amenities

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Set in 1.7 hectares of overlooked countryside, this authentic 18th-century Provencal farmhouse offers a wide range of accommodation options. With its 419 m2 of living space divided into 4 independent or interconnecting flats, the property can be used as a spacious family residence or for a hospitality or events project.

## DESCRIPTIF

This magnificent bastide, with its spacious interior and exterior spaces, is ideal for organising receptions such as weddings, seminars or seasonal rentals. It is also perfect for large families. Its canopies, shaded areas and Pool House are essential spaces for outdoor receptions and accentuate the property's upmarket character. It benefits from excellent sunshine thanks to its south-facing position.

The farmhouse comprises 12 main rooms divided into a 225 m2 living area directly linked to 3 flats of 52, 62 and 80 m2.

The 225 m2 living area comprises the following main rooms:

Kitchen / dining room : 45 m2

Cathedral living room : 78 m2

Mezzanine : 22 m2

Bedroom 1 : 27.60 m2

Bedroom 2 : 21.55 m2

Discover this exceptional property with its generous volumes and high ceilings. The 78 m2 cathedral lounge in a former stable, with its stone fireplace and exposed beams, creates a warm, authentic atmosphere. You'll love the quality materials that add charm and character to every room.

Outbuildings comprising a garage, an arched cellar and a 60 m2 pool house.

Main water and a well.

La-Bégude-de-Mazenc, gateway to Dieulefit, Bourdeaux and the Pre-Alps, is a village with all amenities. The medieval part, Chateauneuf-de-Mazenc, is linked to the modern part by a bucolic walk. A charming stopover in Drôme Provençale. MONTELMAR, with the A7 motorway, is only 20 minutes away. Breathtaking view of the 3 Becs (hiking and climbing area).

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Information about risks to which this prope

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A32239DMG26>

COMPLETE FILE AND PHOTO ON REQUEST

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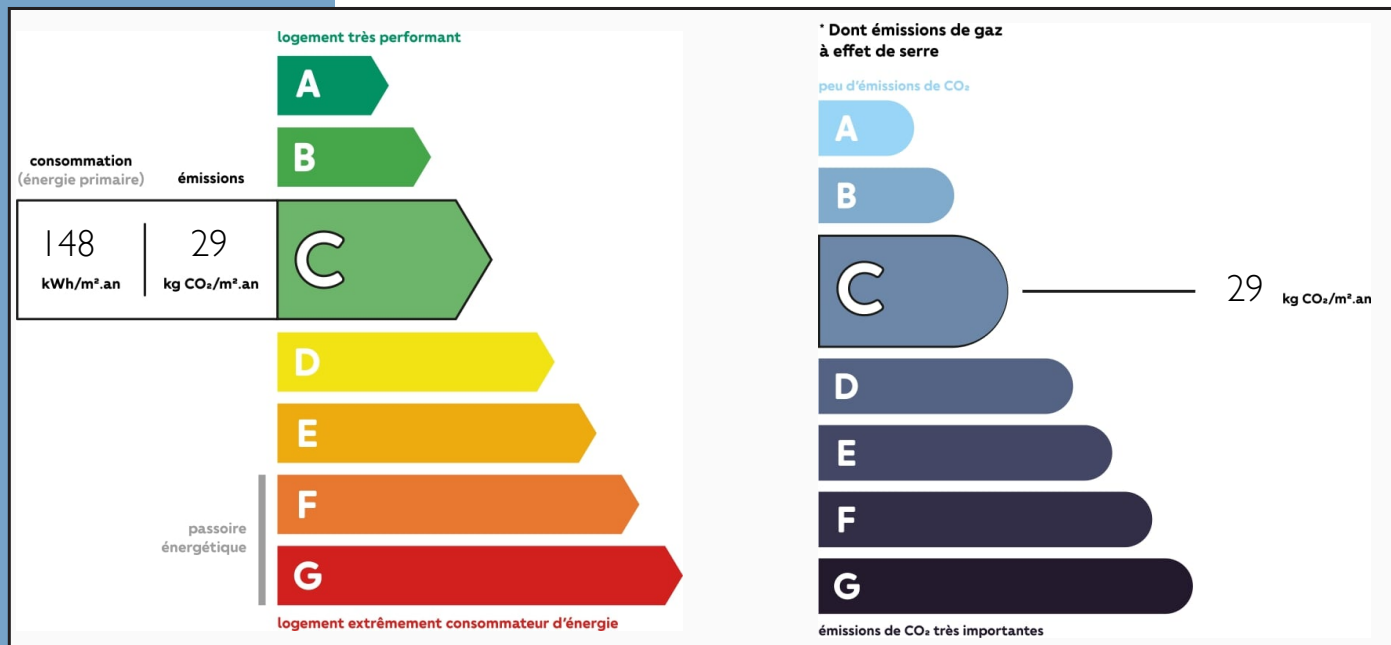


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MAS, 419 M2, SWIMMING  
POOL, 1,7 HA OF LAND,  
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## ENERGIE-DPE

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



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## CONTACT

Réf :A32239DMG26  
FILE COMPLETE  
AND PHOTOS  
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