



ESTATE WITH A HOUSE, 5 DWELLINGS AND  
SWIMMING POOL. IN A QUIET SETTING WITH  
BEAUTIFUL VIEWS IN SOUTH OF FRANCE

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## PROPERTY FACT FILE

REFERENCE	A21187NEB26
PRICE	€ 749,000 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	10
BATHROOM	8
ACCOMMODATION	446 m <sup>2</sup>
LAND	22683 m <sup>2</sup>
TOWN	Luc-en-Diois
DEPARTMENT	
LOCATION	Isolated
TYPE	Maison de Vacances, Bed and Breakfast, House
CONDITION	
FEATURES	Swimming Pool, Mains Drains, River Frontage

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



- In the countryside, without being isolated
- The sale includes furnishings
- Attractive region in both summer and winter
- Quality of life in a developing area
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Idyllic Estate with 5 Dwellings and Spacious Main House.

The sale includes furniture. Perfectly positioned in the South of France, halfway between Gap and Montélimar, this property enjoys a countryside setting with generous land. Close to a small village, it

## DESCRIPTIF

A magnificent canopy with a high roof level provides a friendly sheltered terrace area and access to the main house. The large living room (26m<sup>2</sup>), kitchen (12m<sup>2</sup>) and shower room are located on the ground floor and the 4 bedrooms (12m<sup>2</sup>, 21m<sup>2</sup>, 9m<sup>2</sup> and 11,5m<sup>2</sup>) are accessible on 2 different levels. One room is equipped with a sauna. Then there is the entrance to a separate dwelling in the same building, with a living room/bedroom (37m<sup>2</sup>), kitchen and shower room (5m<sup>2</sup>). In front of this house is a lovely shaded terrace. This building also has a large workshop (75m<sup>2</sup>), in which the pellet boiler is installed. This space can be used for various activities.

The other building, with access to the ground floor to 3 dwellings (34m<sup>2</sup>, 62.5m<sup>2</sup> and 62.5m<sup>2</sup>), of which 2 dwellings with living room, kitchen and on the first floor the 2 bedrooms and 2 bathrooms. The other dwelling has a living room, kitchen and on the first floor 1 bedroom and 1 shower room. In front of each dwelling there are terraces with a magnificent view of the varied and natural landscape. Next to the dwellings, the very well-equipped semi-professional kitchen (36m<sup>2</sup>) and the common room (59m<sup>2</sup>) have their own entrances via a large terrace.

Then the building at the entrance of the property offers access to a ground floor flat (62m<sup>2</sup>) with living room, kitchen, 1 bedroom, 1 large shower room and a storage room.

On the other side of the building there is a garage (23.5m<sup>2</sup>) and a covered shed.

Energy

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A21187NEB26>

COMPLETE FILE AND PHOTO ON REQUEST

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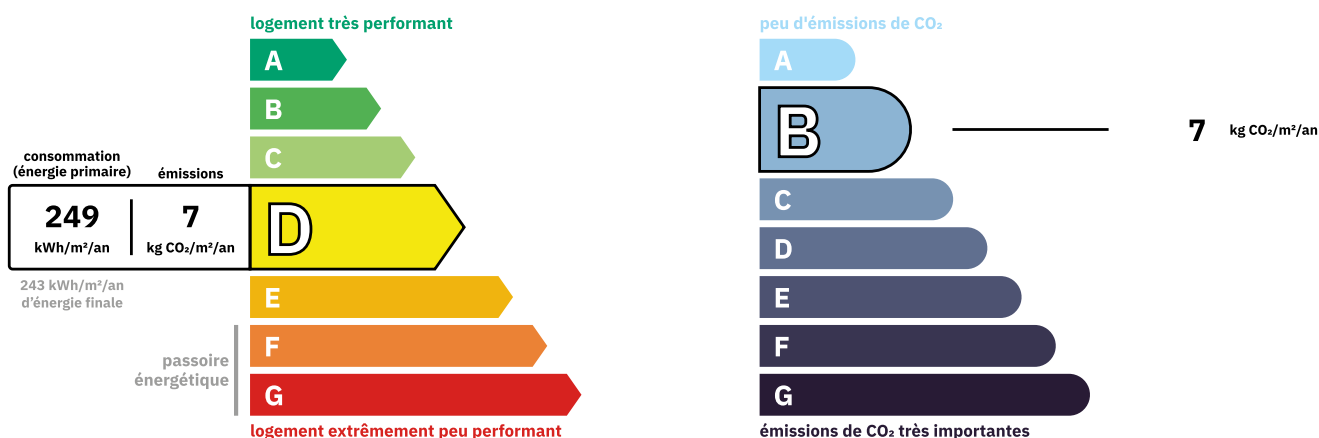


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## ENERGIE-DPE

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 5140 € and 7010€ for

## NOTICE

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## CONTACT

Réf : A21 I87NEB26  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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