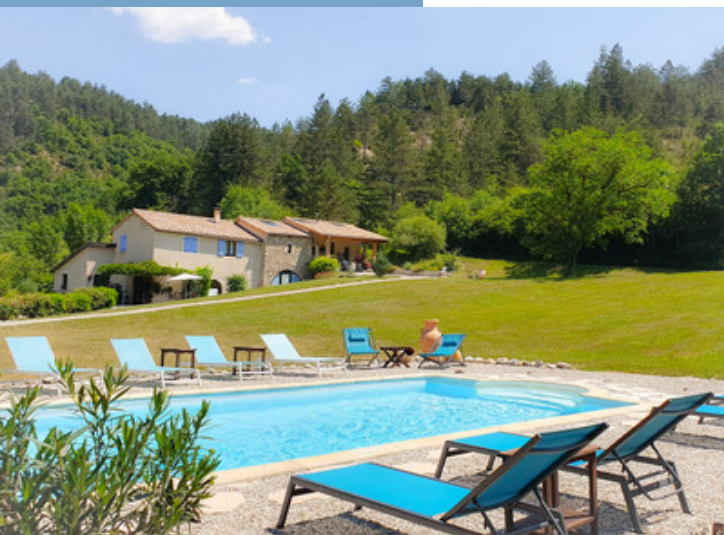




ESTATE WITH A HOUSE, 5 DWELLINGS AND
SWIMMING POOL. IN A QUIET SETTING WITH
BEAUTIFUL VIEWS IN SOUTH OF FRANCE

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PROPERTY FACT FILE	
REFERENCE	A21187NEB26
PRICE	€ 699,000 £ 0* *agency fees to be paid by the seller
BEDROOM	10
BATHROOM	8
ACCOMMODATION	446 m ²
LAND	22683 m ²
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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Ref : A21187NEB26

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 offers an idyllic lifestyle, ideal for a

DESCRIPTION

A magnificent canopy with a high roof level provides a friendly sheltered terrace area and access to the main house. The large living room (26m²), kitchen (12m²) and shower room are located on the ground floor and the 4 bedrooms (12m², 21m², 9m² and 11,5m²) are accessible on 2 different levels.

Then there is the entrance to a separate dwelling in the same building, with a living room/bedroom (37m²), kitchen and shower room (5m²). In front of this house is a lovely shaded terrace.

This building also has a large workshop (75m²), 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 (34m², 62.5m² and 62.5m²), 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 (36m²) and the common room (59m²) have their own entrances via a large terrace.

Then the building at the entrance of the property offers access to a ground floor flat (62m²) 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 (23.5m²) and a covered shed.

Energy consumption, i.e. the DPE rating,...

More Online :

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

COMPLETE FILE AND PHOTO ON REQUEST



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

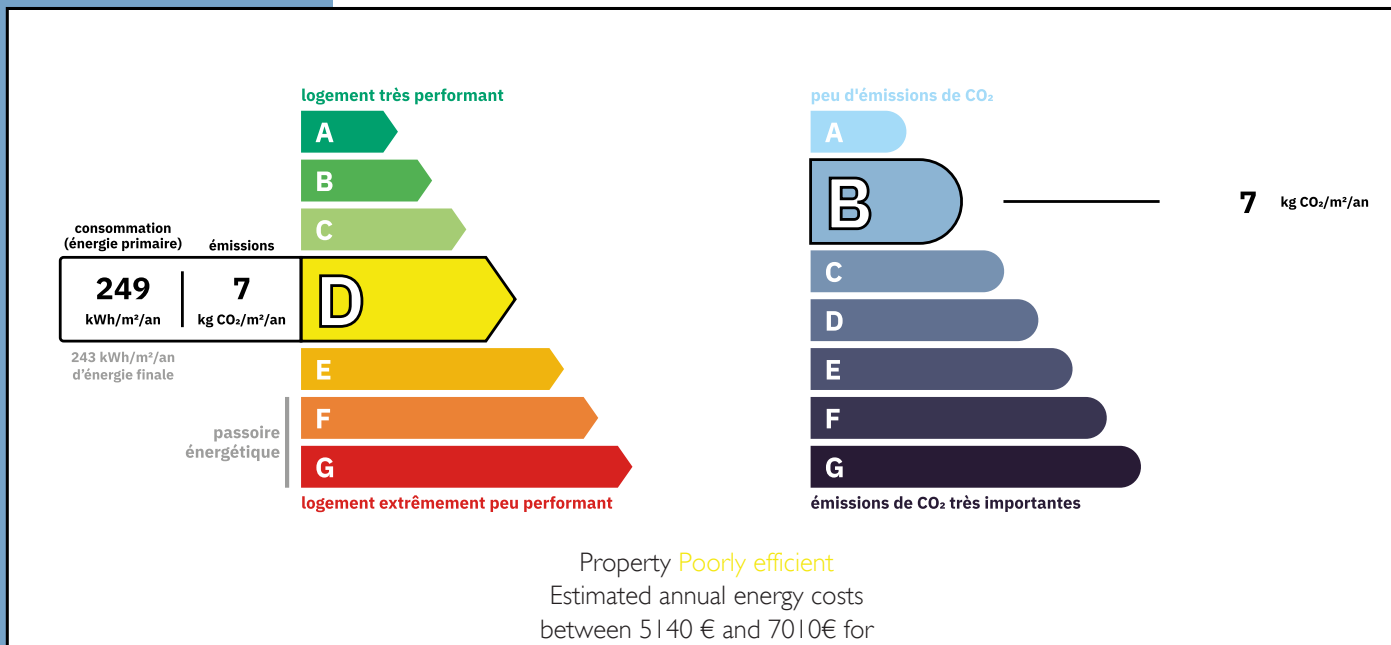
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr

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

Ref : A21187NEB26

ENERGIE-DPE



NOTICE

Leggetts, their client and any joint agents give notice that:

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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 :A21187NEB26
FILE COMPLETE
AND PHOTOS
ON REQUEST

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