

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 m²
LAND	22683 m²
TOWN	Luc-en-Diois
DEPARTMENT	
LOCATION	Isolated
TYPE	Maison de Vacances, Bed and Breakfast, House
CONDITION	
FEATURES	Swimming Pool, Mains drainage, Garage

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





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- 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 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 (26mé), 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

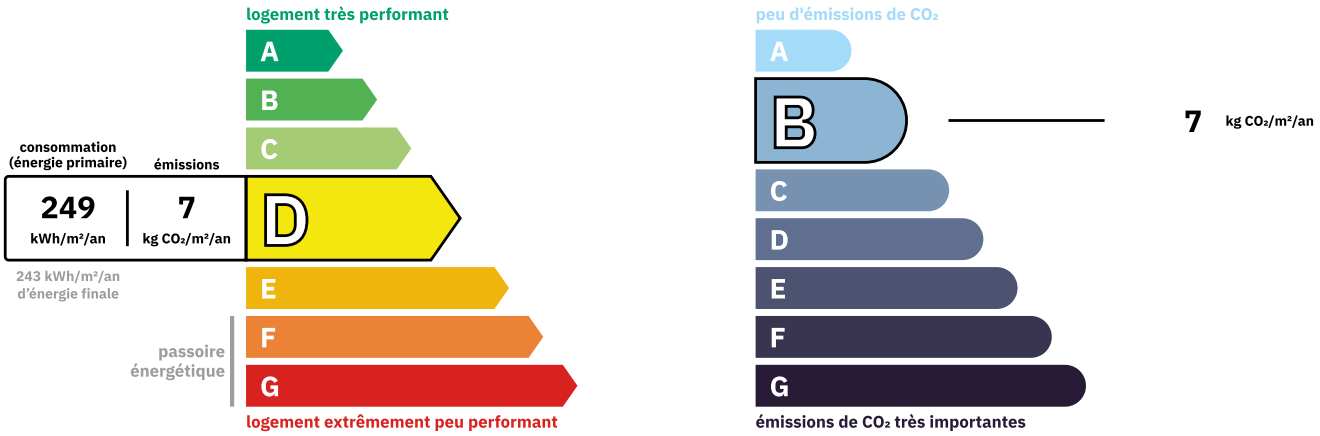
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Poorly efficient
Estimated annual energy costs
between 5140 € and 7010€ for

NOTICE

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

1: Quoted prices are subject to fluctuations in exchangerates. 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.

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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

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FILE COMPLETE AND PHOTOS ON REQUEST

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