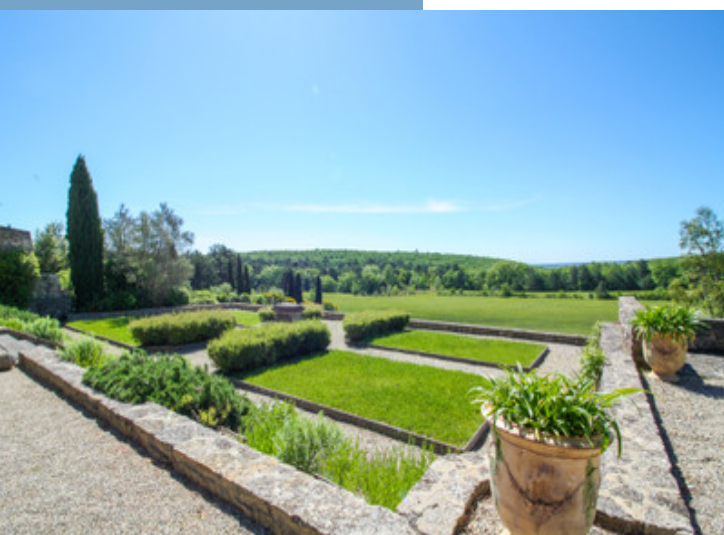




MAGNIFICENT, LUXURIOUS AND SPACIOUS
DOMAIN CLOSE TO MONTÉLIMAR. WITH POOL,
TENNIS COURT, GUARDIAN HOUSE.

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



PROPERTY FACT FILE

REFERENCE	A31996JB26
PRICE	€ 1,885,000 £ 0* *agency fees to be paid by the seller
BEDROOM	13
BATHROOM	9
ACCOMMODATION	540 m ²
LAND	1066229 m ²
TOWN	Allan
DEPARTMENT	
LOCATION	Isolated
TYPE	Maison de Vacances, House, Family Home
CONDITION	Good condition
FEATURES	Swimming Pool, Other Drainage, Lake

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

- 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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COURT, GUARDIAN H...

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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.

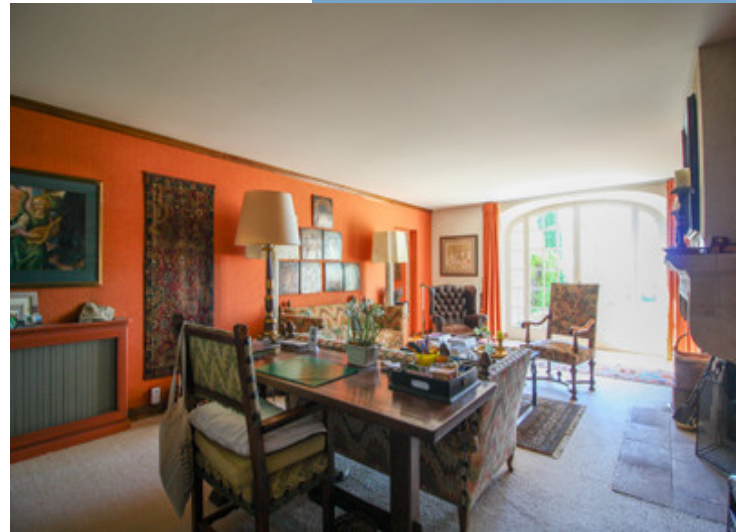
You will be amazed at the beautifully chosen materials to completely renovate this former farmhouse, in a luxurious style.

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



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

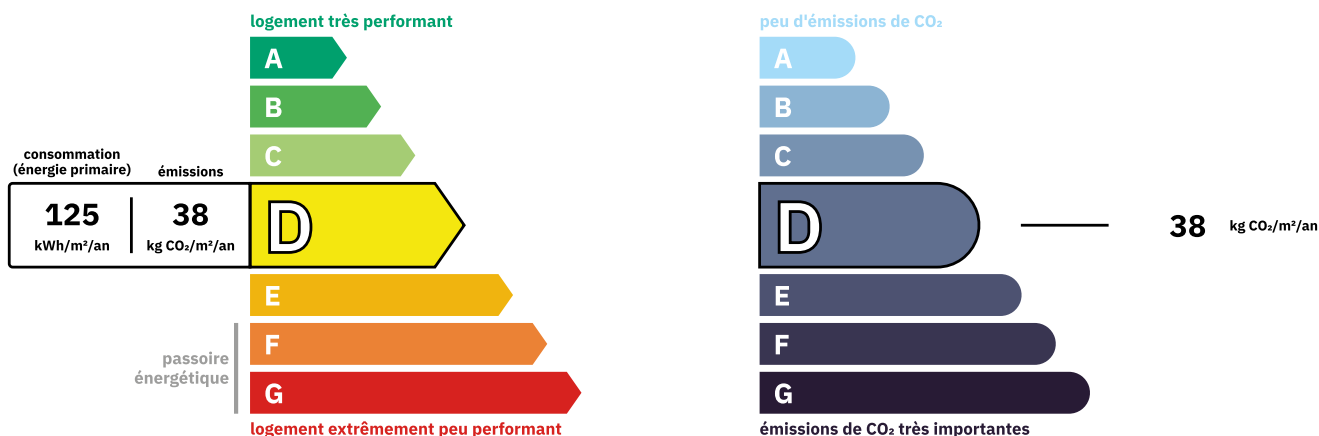
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MAGNIFICENT, LUXURIOUS
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CLOSE TO MONTÉLIMAR.
WITH POOL, TENNIS COURT,
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Ref : A31996JB26

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 5147 € and 6963€ for 2021

NOTICE

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

1: Quoted prices are subject to fluctuations in exchange rates. 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.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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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