







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

www.leggettprestige.com

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 m²

LAND 1066229 m²

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

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.

DESCRIPTION

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

MAGNIFICENT, LUXURIOUS AND SPACIOUS DOMAIN CLOSE TO MONTÉLIMAR. WITH POOL, TENNIS COURT, GUARDIAN H... Ref: A3 1996 | B26





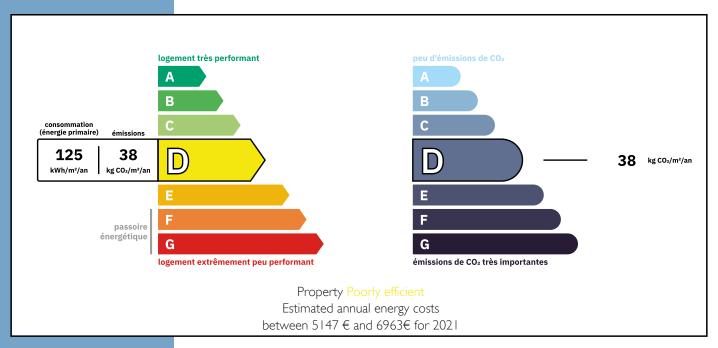


MAGNIFICENT, LUXURIOUS AND SPACIOUS DOMAIN CLOSE TO MONTÉLIMAR. WITH POOL, TENNIS COURT GUARDIAN H

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

Ref: A31996JB26

ENERGIE-DPE



NOTICE

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

- I: 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.
- 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

Réf :A31996JB26 FILE COMPLETE AND PHOTOS ON REQUEST



Téléphone : +33 553 608 488 E-mail: prestige@leggett.fr