



LA-BEGUDE-DE-MAZENC, MAS WITH 4  
DWELLINGS, MAGNIFICENT VIEWS, PERFECT FOR  
TOURISTIC ACTIVITIES



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MAS WITH 4 DWELLINGS,  
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PERFECT FOR TOURISTIC  
ACTIVITIES...



PROPERTY FACT FILE	
REFERENCE	A32239DMG26
PRICE	€ 1,150,000 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	7
BATHROOM	4
ACCOMMODATION	419 m <sup>2</sup>
LAND	17000 m <sup>2</sup>
TOWN	La Bégude-de-Mazenc
DEPARTMENT	
LOCATION	
TYPE	Maison de Vacances, House, Country House
CONDITION	
FEATURES	Swimming Pool, Other Drainage, Garage
<small>*Price based on current exchange rate which is subject to change</small>	





- overlooked, beautiful view on the mountains
- 4 flats indépendant or communicating
- Big flat land with swimming pool and pool house
- Main water and a well
- 20 mn from A7 Montelimar and 4 km from amenities

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Set in 1.7 hectares of overlooked countryside, this authentic 18th-century Provencal farmhouse offers a wide range of accommodation options. With its 419 m2 of living space divided into 4 independent or interconnecting flats, the property can be used as a spacious family residence or for a hospitality or events project.

## DESCRIPTION

This magnificent bastide, with its spacious interior and exterior spaces, is ideal for organising receptions such as weddings, seminars or seasonal rentals. It is also perfect for large families. Its canopies, shaded areas and Pool House are essential spaces for outdoor receptions and accentuate the property's upmarket character. It benefits from excellent sunshine thanks to its south-facing position.

The farmhouse comprises 12 main rooms divided into a 225 m2 living area directly linked to 3 flats of 52, 62 and 80 m2.

The 225 m2 living area comprises the following main rooms:

Kitchen / dining room : 45 m2

Cathedral living room : 78 m2

Mezzanine : 22 m2

Bedroom 1 : 27.60 m2

Bedroom 2 : 21.55 m2

Discover this exceptional property with its generous volumes and high ceilings. The 78 m2 cathedral lounge in a former stable, with its stone fireplace and exposed beams, creates a warm, authentic atmosphere. You'll love the quality materials that add charm and character to every room.

Outbuildings comprising a garage, an arched cellar and a 60 m2 pool house.

Main water and a well.

La-Bégude-de-Mazenc, gateway to Dieulefit, Bourdeaux and the Pre-Alps, is a village with all amenities. The medieval part, Chateauneuf-de-Mazenc, is linked to the modern part by a bucolic walk. A charming stopover in Drôme Provençale. MONTELMAR, with the A7 motorway, is only 20 minutes away. Breathtaking view of the 3 Becs (hiking and climbing area).

The owner offers you the opportunity to acquire t...

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A32239DMG26>

COMPLETE FILE AND PHOTO ON REQUEST



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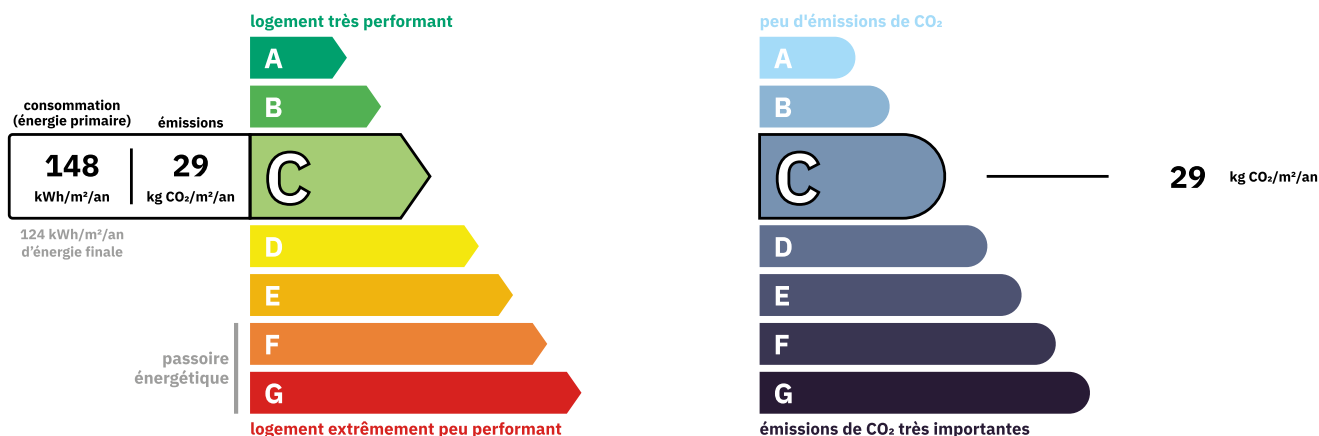
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## ENERGIE-DPE

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



Property Moderately efficient  
Estimated annual energy costs  
between 7280 € and 9900€ for 2021

## 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 : A32239DMG26  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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