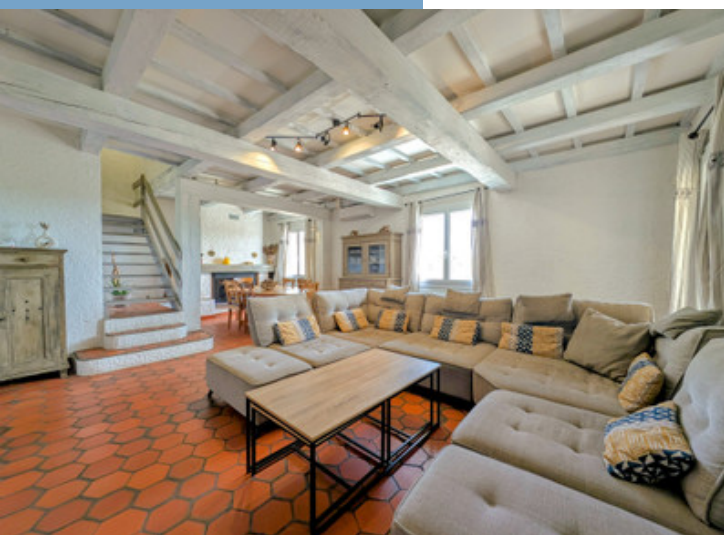
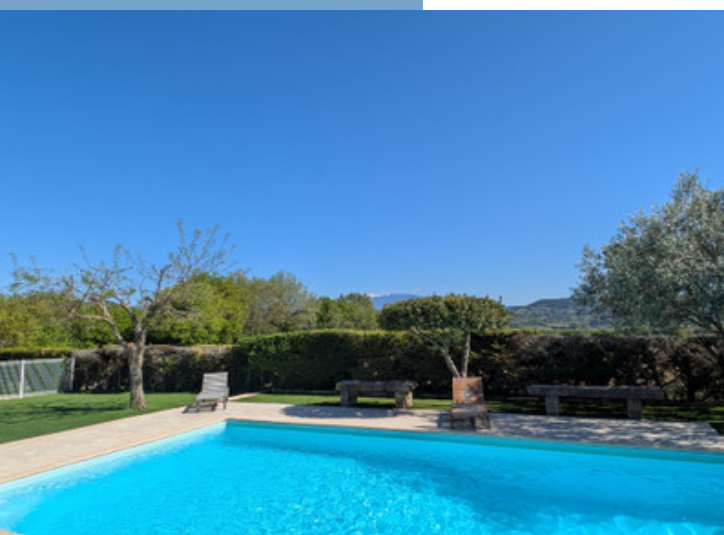




ELEGANCE AND AUTHENTICITY IN THE HEART  
OF THE CÔTES DU RHÔNE:  
A CHARACTERFUL MAS IN VINSOBRES



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PROPERTY FACT FILE	
REFERENCE	A36417NEB26
PRICE	€ 900,000 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	11
BATHROOM	5
ACCOMMODATION	370 m²
LAND	5400 m²
TOWN	Vinsobres
DEPARTMENT	
LOCATION	0-2KM to amenities
TYPE	Maison, Country House, Family Home
CONDITION	Good condition
FEATURES	Swimming Pool, Other Drainage, Garage
<small>*Price based on current exchange rate which is subject to change</small>	





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Nestled above the vineyards, with breathtaking views of Mont Ventoux and the Dentelles de Montmirail, this 19th-century Provençal farmhouse offers a unique lifestyle — a rare blend of natural beauty, timeless charm, and exceptional rental potential.

Located in Vinsobres, a village renowned for its Cru-classified wines,

## DESCRIPTIF

### A Family Home with Business Potential

The 207 m<sup>2</sup> main house welcomes you with warmth and authenticity:

A convivial kitchen in Provençal style leading to a shaded terrace with a wood-fired oven, perfect for long, sun-drenched meals

A light-filled living room with exposed beams and a traditional stone fireplace

Six cozy bedrooms, a home office, and two bathrooms

Renovations: roof, insulation, and double-glazed windows

Turnkey Rental Opportunity with Three Independent Gîtes

Ready to generate income or host friends and family, the three fully operational guesthouses are a key asset:

T4 Gîte (86 m<sup>2</sup>): 3 bedrooms, open-plan kitchen/living, bathroom, private terrace

T2 Gîte (56 m<sup>2</sup>): spacious bedroom, bright living area, terrace

Studio (21 m<sup>2</sup>): kitchenette, bathroom, private outdoor space

Bonus: permits in place to develop two additional 70 m<sup>2</sup> gîtes for even greater rental returns.

A Natural Paradise – 5,400 m<sup>2</sup> of Usable Land

Enjoy life to the sound of cicadas and rustling olive trees:

AOP Nyons olive grove, producing vegetable garden, and greenhouse

Natural spring and well with lift pumps

Unbuildable organic vineyards surrounding the property, ensuring protected panoramic views

Complete Comfort & Leisure Amenities

A 10 x 5 m pool with natural stone terraces, pool house, and secure fencing

Pétanque court overlooking the village, quintessential Provençal evenings

240 m<sup>2</sup> of outbuildings, garages, and separate guest/owner parking

Modern Comfort

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A36417NEB26>

COMPLETE FILE AND PHOTO ON REQUEST



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

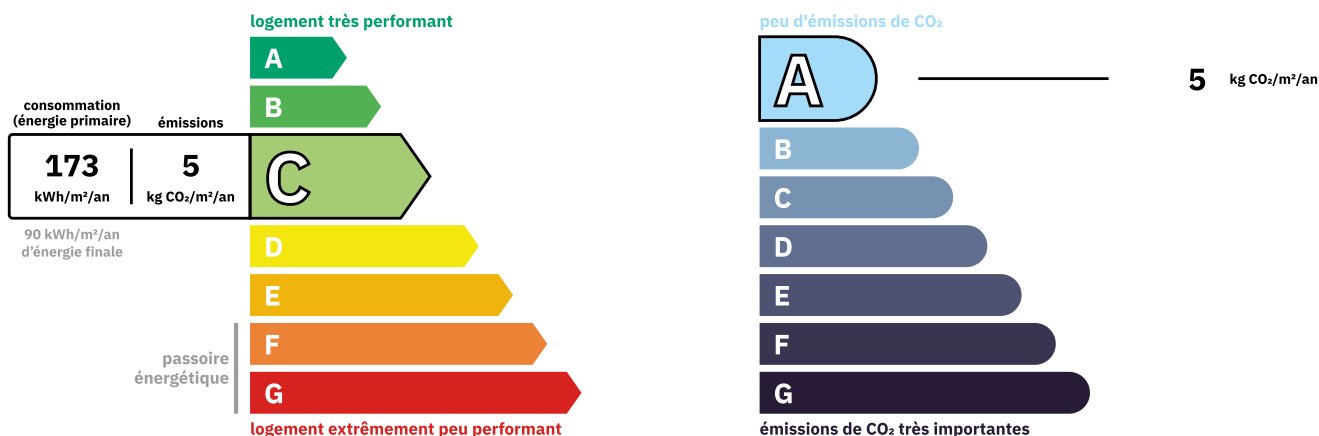
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## ENERGIE-DPE

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 4290 € and 5900€ for 2023

## NOTICE

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

I: 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

Réf : A36417NEB26  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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