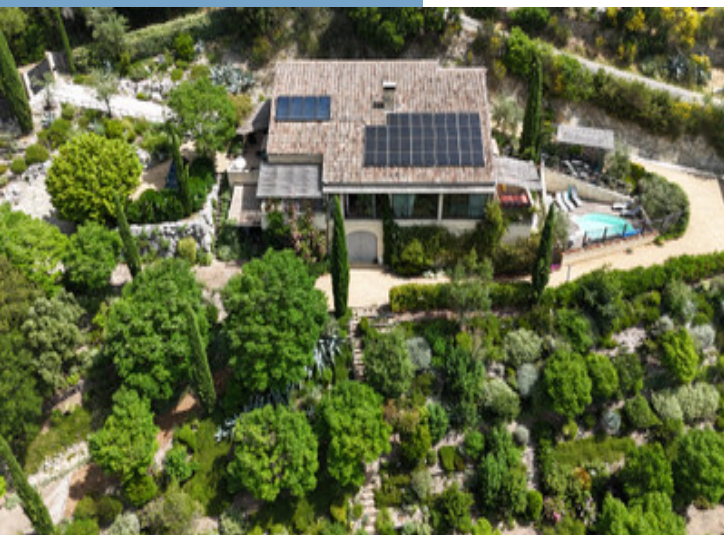




PROPERTY WITH PANORAMIC VIEWS, DUAL  
RESIDENCES, 2 POOLS AND AWARD-WINNING  
GARDEN IN DRÔME PROVENÇALE



PROPERTY WITH  
PANORAMIC VIEWS, DUAL  
RESIDENCES, 2 POOLS  
AND AWARD-WINNING  
GARDEN IN DRÔME  
PROVENÇA...



PROPERTY FACT FILE	
REFERENCE	A37154DMG26
PRICE	€ 850,000 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	9
BATHROOM	6
ACCOMMODATION	298 m <sup>2</sup>
LAND	6390 m <sup>2</sup>
TOWN	Aubres
DEPARTMENT	
LOCATION	Village property
TYPE	Gîtes, House, Villa
CONDITION	Good condition
FEATURES	Swimming Pool, Other Drainage, Private parking
<small>*Price based on current exchange rate which is subject to change</small>	







PROPERTY WITH  
PANORAMIC VIEWS,  
DUAL RESIDENCES, 2  
POOLS AND  
AWARD-WINNING  
GARDEN IN DRÔME  
PROVENÇALE  
Ref: A37154DMG26

Discover a rare gem in the heart of the Drôme Provençale, where Provence's timeless charm meets modern sustainability and generous living space.

Set on over 6,400 m<sup>2</sup> of landscaped, award-winning gardens, this exceptional estate offers a unique combination of comfort, tranquility,

## DESCRIPTIF

Large bay windows provide plenty of natural light in living areas featuring cathedral ceilings.

Thanks to solar and photovoltaic panels with storage batteries, a reversible heat pump and rainwater recovery systems, the property is extremely energy-efficient, and is aiming for total self-sufficiency in electricity.

There is ample storage space, with a basement covering the entire surface area of the two dwellings, as well as several greenhouses, sheds and a double carport.

The two houses, are side by side but not overlooked.  
They can be joined together by creating an opening to benefit from a single large dwelling.  
Each has its own private pool area.

House no. 1 (7 main rooms for 162 m<sup>2</sup>) :

GROUND FLOOR:

Dining room - living room with open-plan fitted kitchen: 61 m<sup>2</sup>  
(opening onto two beautiful terraces, one with a bread oven)

Storeroom: 5.30 m<sup>2</sup>

Bedroom 1: 12.30 m<sup>2</sup>

Bedroom 2 with shower room (communicating or independent): 19 m<sup>2</sup>

WC with washbasin: 1.30 m<sup>2</sup>

1st floor:

Cupboards and storage space

Bedroom 3 with shower room: 16.80 m<sup>2</sup> (+ closet)

Bedroom 4: 12.20 m<sup>2</sup> (+ closet)

Bedroom 5: 13.60 m<sup>2</sup> (+ closet)

Bathroom: 4.50 m<sup>2</sup>

WC: 1.20 m<sup>2</sup>

House no. 2 (6 main rooms for 136 m<sup>2</sup>):

GROUND FLOOR:

Living - dining room with open fitted kitchen: 51 m<sup>2</sup> opening onto terrace

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A37154DMG26>

COMPLETE FILE AND PHOTO ON REQUEST

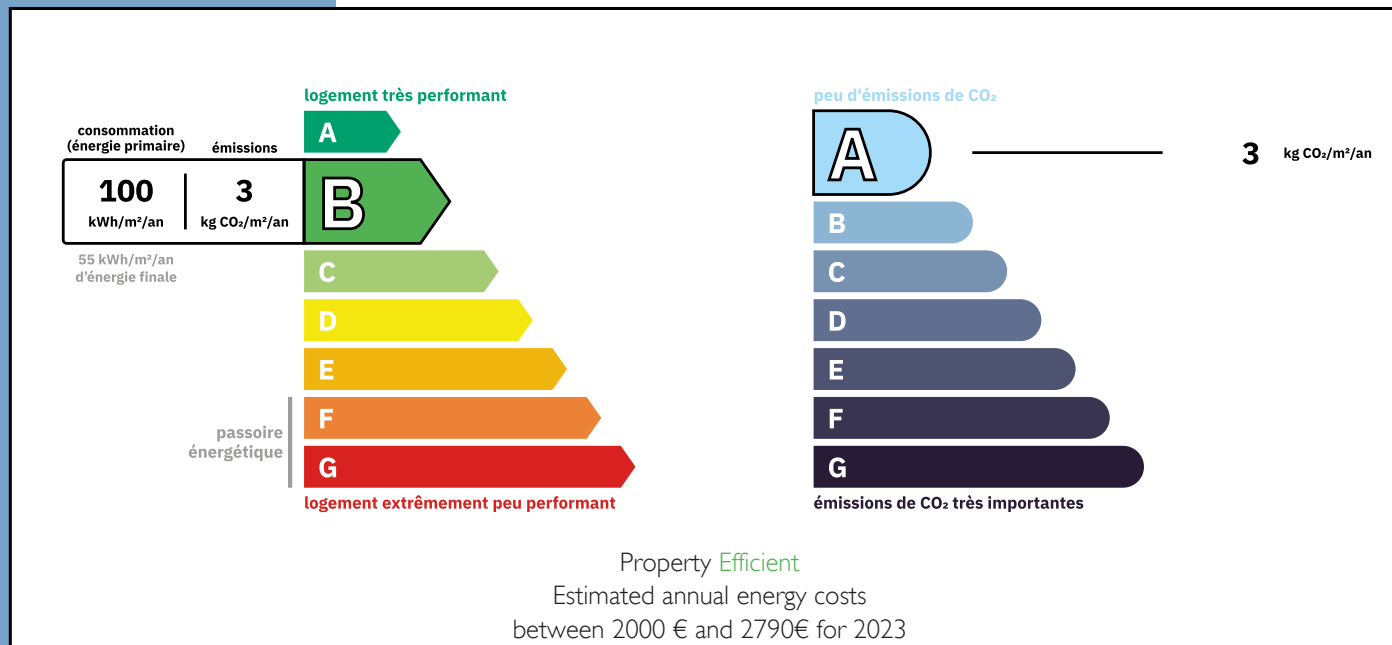


PROPERTY WITH PANORAMIC  
VIEWS, DUAL RESIDENCES, 2  
POOLS AND  
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IN DRÔME PROVENÇA...

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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/>



## NOTICE

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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

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FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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