





# DRÔME PROVENÇALE, CHARACTER VILLA IN A PEACEFUL LOCATION, PANORAMIC VIEWS, PRIVILEGED ENVIRONMENT

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DRÔME PROVENÇALE, CHARACTER VILLA IN A PEACEFUL LOCATION, PANORAMIC VIEWS, PRIVILEGED





#### PROPERTY FACT FILE

REFERENCE A38665DMG26

PRICE € 795,000

£ 0\*

\*agency fees to be paid by the seller

BEDROOM 3
BATHROOM 2

ACCOMMODATION 202 m<sup>2</sup>

LAND 1965 m<sup>2</sup>

TOWN Aubres

**DEPARTMENT** 

LOCATION Village property

TYPE Maison de Vacances, House, Villa

CONDITION

FEATURES Other Drainage, Private parking,

Detached

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





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Located on the heights of a typical provençal village, just a few minutes from NYONS, this beautiful villa offers an exceptional living environment.

It is set on  $1965 \text{ m}^2$  of landscaped grounds with trees and an olive grove.

#### DESCRIPTION

This villa stands out for the quality of its finishes and carefully selected materials (galandage openings, two beautifully fitted kitchens, top-of-the-range equipment).

The interior architecture is unusual, with sloping walls lending each room authentic charm and unique character.

Reversible heat pump integrated into the ceilings, electric underfloor heating on the main level and reversible air conditioning on the lower level.

Please note: without the electric underfloor heating, the property would be classified as 'C' on the EPC instead of 'D'.

Upper ground floor: The living room, kitchen and bedroom open onto

the terrace.

Hallway + WC: 3.80 m2 Living/dining room: 41 m2 Fitted kitchen: 13.40 m2

Master suite:

Bedroom: 22.60 m2

Shower room with WC: 10.50 m2

Dressing room: 8.45 m<sup>2</sup>

Terrace: 50 m2

Garden level:

Living room - dining room - lounge (or bedroom): 43 m<sup>2</sup>

Fitted kitchen: 5 m2 Bedroom: 17.50 m² Bedroom: 22.30 m² Shower room: 4.70 m²

Toilet: 1.50 m<sup>2</sup> Hallway: 8 m<sup>2</sup>

Crawl space with wine cellar and pantry.

Open garage for two cars: 30 m<sup>2</sup>

Storage space: 7 m<sup>2</sup>

AUBRES offers a peaceful, natural setting while remaining close to all amenities: schools, supermarkets, restaurants, healthcare services, and

More Online:

https://leggettprestige.com/luxury-property-for-sale/view/A38665DMG26 COMPLETE FILE AND PHOTO ON REQUEST



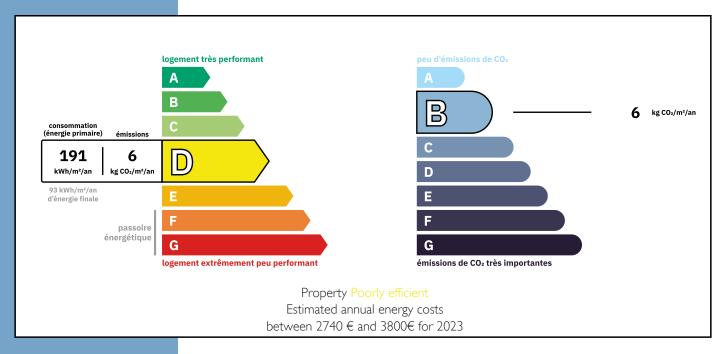




DRÔME PROVENÇALE, CHARACTER VILLA IN A PEACEFUL LOCATION, PANORAMIC VIEWS, PRIVILEGED ENVIRONMENT Information about risks to which this property is exposed is available on the Géorisques website : <a href="https://www.georisques.gouv.fr/">https://www.georisques.gouv.fr/</a>

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## **ENERGIE-DPE**



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## CONTACT

Réf :A38665DMG26 FILE COMPLETE AND PHOTOS ON REQUEST



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