



A PEACEFUL HAVEN – 1905 FARMHOUSE WITH COTTAGE AND POND



PROPERTY FACT FILE

REFERENCE	A43743MKF26
PRICE	€ 680,000 £ 0* *agency fees to be paid by the seller
BEDROOM	5
BATHROOM	3
ACCOMMODATION	246 m ²
LAND	48395 m ²
TOWN	Saint-Christophe-et-le-Laris
DEPARTMENT	
LOCATION	Village property
TYPE	Maison de Vacances, House, Country House
CONDITION	
FEATURES	Other Drainage, Lake, Garage

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



- House & holiday cottage
- Pond
- orchard
- excellent energy efficiency
- wood-fired oven

A PEACEFUL HAVEN –
1905 FARMHOUSE WITH
COTTAGE AND POND...

Ref : A43743MKF26

Authentic 1905 farmhouse, fully renovated, featuring a main house and an independent guest cottage. Nestled in a peaceful setting, the property charms with its pond, and traditional wood-fired bread oven, offering a unique lifestyle blending nature and serenity.

DESCRIPTION

In the heart of the Drôme des Collines, set within a preserved natural environment, this exceptional property with its adjoining guest house, located just 10 minutes from the Palais Idéal du Facteur Cheval, perfectly embodies refined country living. Sheltered from any disturbance, this authentic farmhouse dating back to 1905 has undergone a remarkable renovation, enhancing its original character with high-quality contemporary features.

Set on more than 4 hectares, the estate offers a rare setting where every space has been designed to combine comfort, serenity, and aesthetic appeal. The main house, with a surface area of 162 m², comprises a spacious and bright living area featuring a 27 m² dining room, a 20 m² lounge, an open-plan kitchen, as well as a utility room, an office, a shower room, and separate toilets.

Upstairs, the sleeping area offers three peaceful bedrooms along with an elegant bathroom finished with bangkirai wood flooring. The approximately 60 m² attic space provides rare development potential, allowing for additional bedrooms or a leisure area.

The adjoining 84 m² guest house completes the ensemble harmoniously.

Outside, the property reveals its full charm: a 2,000 m² pond, featuring a small island, blends seamlessly into the landscaped grounds bordered by an orchard. The enclosed grounds of around 2 hectares ensure privacy and security. A former sheep barn currently housing livestock offers strong development potential and can easily be converted in...



More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A43743MKF26>

COMPLETE FILE AND PHOTO ON REQUEST

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

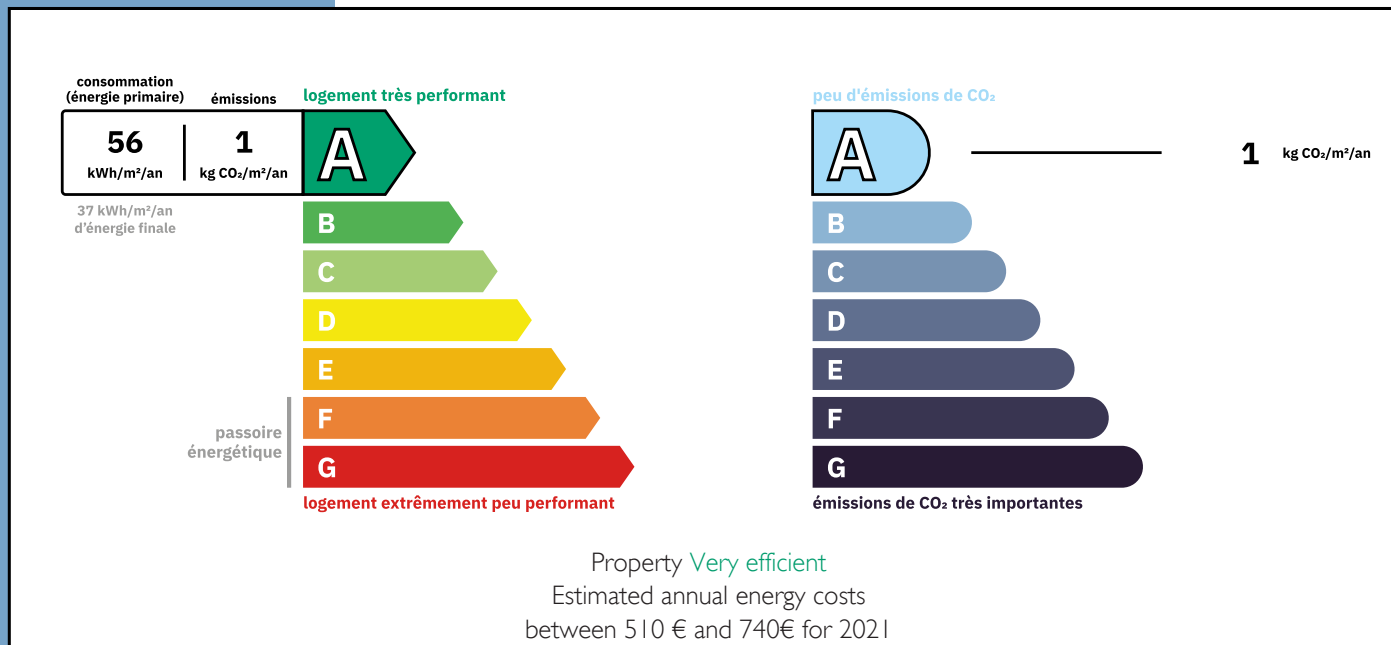
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr

A PEACEFUL HAVEN – 1905
FARMHOUSE WITH COTTAGE
AND POND...

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

Ref : A43743MKF26

ENERGIE-DPE



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 :A43743MKF26
FILE COMPLETE
AND PHOTOS
ON REQUEST

LEGGETT
IMMOBILIER INTERNATIONAL

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

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr