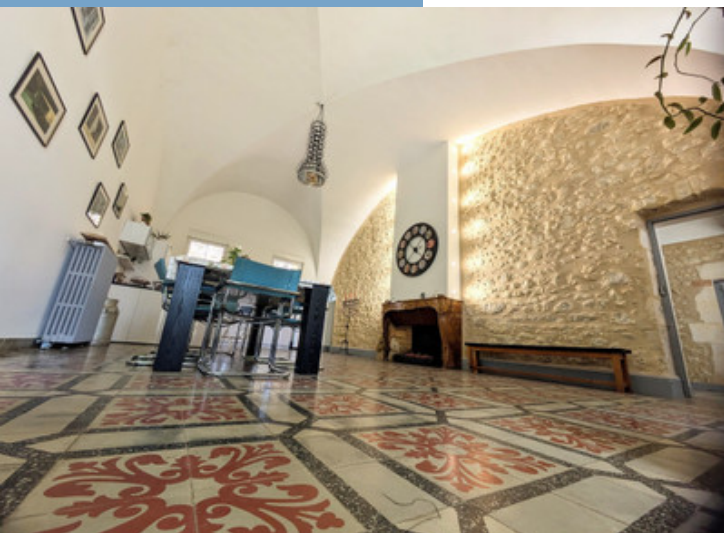




CHARACTER PROPERTY – RENOVATED
19TH-CENTURY SILK FARM – PRIVATE ESTATE OF
12,492 M²

CHARACTER PROPERTY –
RENOVATED
19TH-CENTURY SILK FARM
– PRIVATE ESTATE OF
12,492 M² ...



PROPERTY FACT FILE	
REFERENCE	A45028MKF26
PRICE	€ 2,000,000 £ 0* *agency fees to be paid by the seller
BEDROOM	16
BATHROOM	10
ACCOMMODATION	946 m ²
LAND	12492 m ²
TOWN	Loriol-sur-Drôme
DEPARTMENT	
LOCATION	Town property
TYPE	Maison de Vacances, Bed and Breakfast, House
CONDITION	
FEATURES	Swimming Pool, Mains Drains, Garage
*Price based on current exchange rate which is subject to change	



- Private estate with 12,492 m² of grounds
- Peaceful setting close to TGV & A7
- Privileged setting, close to all amenities
- Prestigious estate with 3 independent buildings
- Energy Rating: B

CHARACTER PROPERTY –
RENOVATED
19TH-CENTURY SILK
FARM – PRIVATE ESTATE
OF 12,492 M² ...

Ref : A45028MKF26

Between Valence and Montélimar, less than 30 minutes from the TGV station and just a few minutes from the A7 motorway, this private 12,492 m² enclosed and landscaped estate offers a rare real estate opportunity. Fully renovated, this 19th-century former silk farm combines character, modern comfort, and an Energy Rating of B.

DESCRIPTION

Between Valence and Montélimar, less than 30 minutes from the TGV station and just a few minutes from the A7 motorway, this private 12,492 m² estate, fully enclosed and beautifully landscaped with remarkable sequoia trees, represents an exceptional opportunity on the luxury property market: a fully renovated heritage estate. This former 19th-century silk farm offers a unique atmosphere, combining historic character, generous living spaces and refinement. Blending period charm with modern performance (Energy Rating B), it offers both an exceptional residence and immediate rental income.

A prestigious estate comprising three independent buildings
The Main Residence – 576 m² of living space

The main residence, offering approximately 576 m² of living space, features impressive volumes with two reception rooms of 100 m² and 50 m², together with a 50 m² open-plan kitchen and dining area, elegantly fitted with Zimbabwe Black granite. It includes six independent suites, each comprising a bedroom, private lounge, shower room and WC, all benefiting from individual heating controls and fibre-optic internet. An already insulated attic completes the property and offers further development potential.

Rented Building – 146 m² of living space (Immediate Rental Income)

Independent and practical, this second building represents a genuine investment asset. With its own private entrance and parking, it is already let, providing immediate rental income while preserving the privacy...

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A45028MKF26>

COMPLETE FILE AND PHOTO ON REQUEST



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

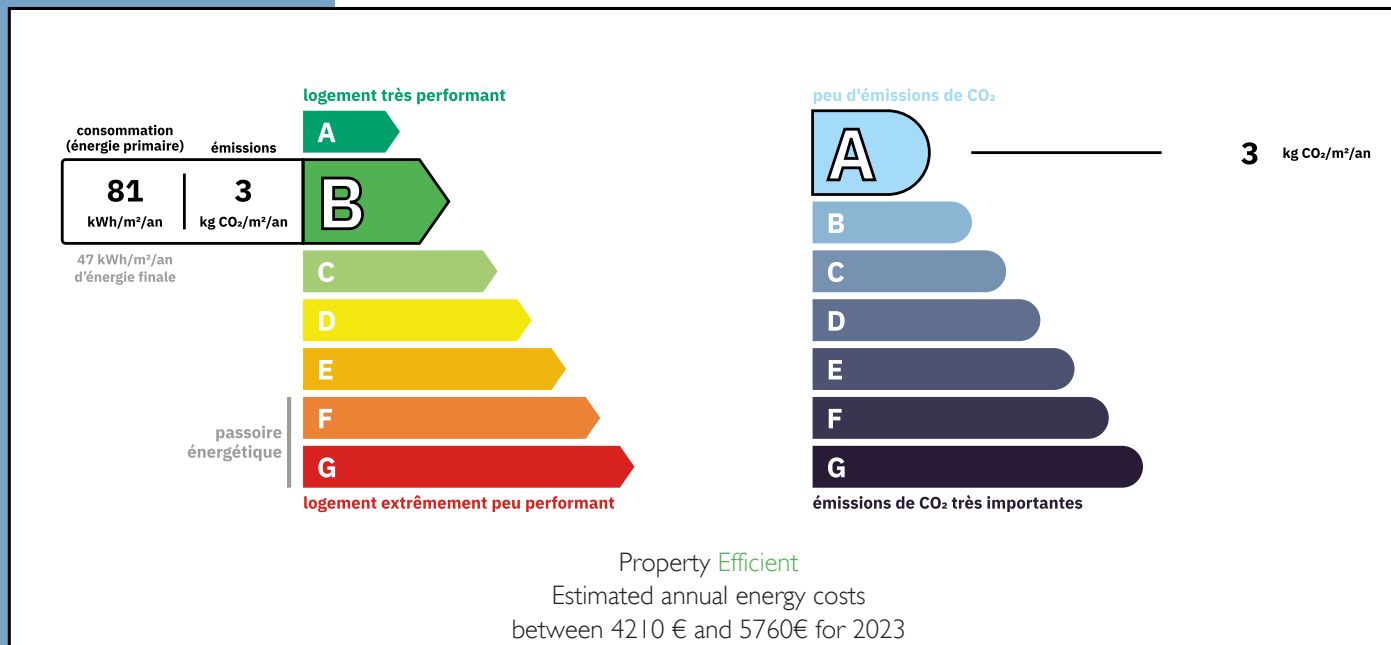
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CHARACTER PROPERTY –
RENOVATED 19TH-CENTURY
SILK FARM – PRIVATE ESTATE
OF 12,492 M² ...

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

Ref : A45028MKF26

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 :A45028MKF26
FILE COMPLETE
AND PHOTOS
ON REQUEST

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