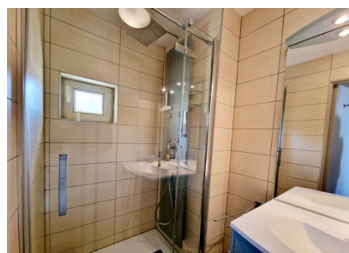
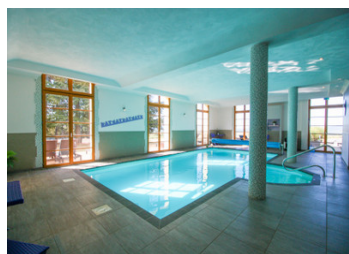


PROVENCE - Furnished apartment in a splendid residence, balcony, swimming pool, jacuzzi, sauna, tennis court

EXCLUSIVE



## INFORMATION

Town:	Ferrassières
Department:	Drôme
Bed:	1
Bath:	1
Floor:	40 m2
Outside Space:	27972 m2

## IN BRIEF

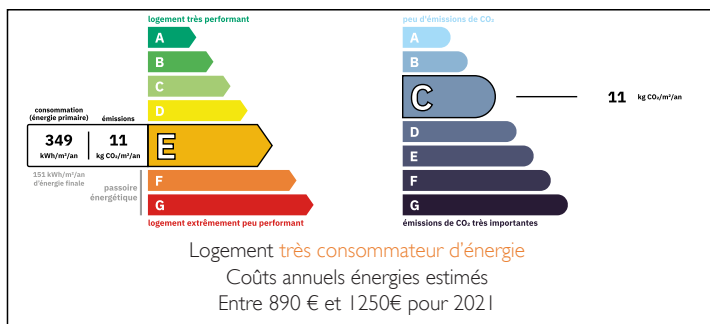
In FERRASSIÈRES, in the Drôme Provençale, a beautiful high-end apartment located in a renovated luxury castle, close to Montbrun-les-Bains, known for its thermal baths.

This luxurious two-room apartment, ideal for 2 to 3 people, includes a double bedroom and a sofa bed.

With its optimized and well-thought-out space, the apartment located on the second floor, accessible by elevator, features a well-equipped kitchen, a bathroom with a rain shower & massage, a sink with a heated mirror, and separate toilet.

Shared amenities and a caretaker on site year-round. Ideal investment for rental income. Contact me to visit this property today.

## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## LOCAL TAXES

Taxe habitation: EUR

## NOTES

## DESCRIPTION

The Château Ferrassières residence is located just outside the village of Ferrassières, known for its lavender festival.

Only 6 km from the classified village of Montbrun-les-Bains, the residence is part of the protected landscape of Mont Ventoux.

Amenities:

- 3-hectare property
- A panoramic elevator, accessible for people with disabilities
- A tranquil location
- A spa with sauna and showers
- Indoor pool
- Outdoor jacuzzi
- The apartment has its own balcony (5 m<sup>2</sup>) with a beautiful view of the Provençal landscape
- A fully equipped kitchen
- Spring water
- Tennis court
- Boules pitch
- A pond
- Wi-Fi
- Television with international channels
- Caretaker on site 24/7

Monthly condominium fees: €227 (including water and electricity).

Perfectly suited for seasonal rentals; the site is intended for residence, and rentals can be managed by the caretaker couple [<https://chateau-ferrassieres.fr/fr/>](<https://chateau-ferrassieres.fr/fr/>)

- Living room with kitchen included: 32 m<sup>2</sup>
- Bedroom: 7.5 m<sup>2</sup>
- Bathroom: 2.5 m<sup>2</sup>
- Separate toilet
- Access by elevator

Seasonal occupancy rate averages 12 weeks per year.

Weekly rental price: €805 in high season.

Return rate around 8% (based on high-season rental).