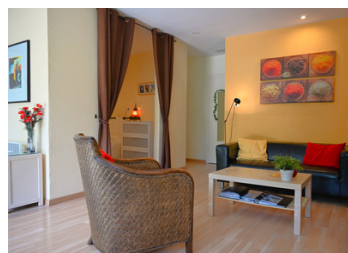


Estate with a house, 5 dwellings and swimming pool. In a quiet setting with beautiful views in South of France



## INFORMATION

Town:	Luc-en-Diois
Department:	Drôme
Bed:	10
Bath:	8
Floor:	446 m <sup>2</sup>
Plot Size:	22683 m <sup>2</sup>

## IN BRIEF

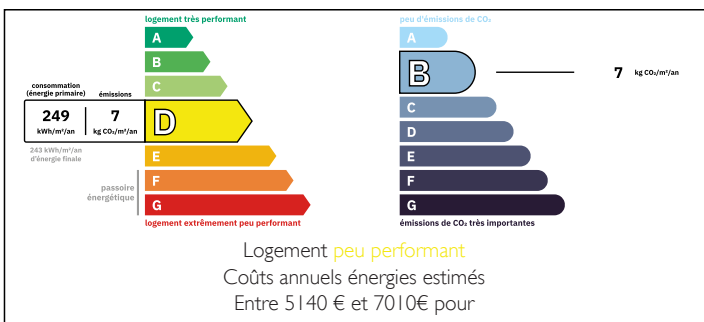
Idyllic Estate with 5 Dwellings and Spacious Main House. The sale includes furniture.

Perfectly positioned in the South of France, halfway between Gap and Montélimar, this property enjoys a countryside setting with generous land. Close to a small village, it offers an idyllic lifestyle, ideal for a change of life. Here, solidarity, a positive mindset, and a relaxed attitude are part of the natural environment.

This charming estate is perfectly suited for tourist rentals, events, co-living, or simply welcoming families and friends. A 75m<sup>2</sup> extension in the form of a workshop is also possible. Set within 2 ha, the property offers open views of the countryside and low mountains ranges, immersing you fully in nature.

The estate consists of 3 buildings (137m<sup>2</sup>, 253m<sup>2</sup> and 62m<sup>2</sup>), divided into several independent units, with a semi-professional kitchen and a large

## 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.



## DESCRIPTION

A magnificent canopy with a high roof level provides a friendly sheltered terrace area and access to the main house. The large living room (26m<sup>2</sup>), kitchen (12m<sup>2</sup>) and shower room are located on the ground floor and the 4 bedrooms (12m<sup>2</sup>, 21m<sup>2</sup>, 9m<sup>2</sup> and 11,5m<sup>2</sup>) are accessible on 2 different levels.

Then there is the entrance to a separate dwelling in the same building, with a living room/bedroom (37m<sup>2</sup>), kitchen and shower room (5m<sup>2</sup>). In front of this house is a lovely shaded terrace.

This building also has a large workshop (75m<sup>2</sup>), in which the pellet boiler is installed. This space can be used for various activities.

The other building, with access to the ground floor to 3 dwellings (34m<sup>2</sup>, 62.5m<sup>2</sup> and 62.5m<sup>2</sup>), of which 2 dwellings with living room, kitchen and on the first floor the 2 bedrooms and 2 bathrooms. The other dwelling has a living room, kitchen and on the first floor 1 bedroom and 1 shower room. In front of each dwelling there are terraces with a magnificent view of the varied and natural landscape.

Next to the dwellings, the very well-equipped semi-professional kitchen (36m<sup>2</sup>) and the common room (59m<sup>2</sup>) have their own entrances via a large terrace.

Then the building at the entrance of the property offers access to a ground floor flat (62m<sup>2</sup>) with living room, kitchen, 1 bedroom, 1 large shower room and a storage room .

On the other side...

## LOCAL TAXES

**Taxe foncière: 1535 EUR**

**Taxe habitation: EUR**

## NOTES