

Estate with a house, 5 dwellings and renovated swimming pool. In a quiet setting with beautiful views.



INFORMATION

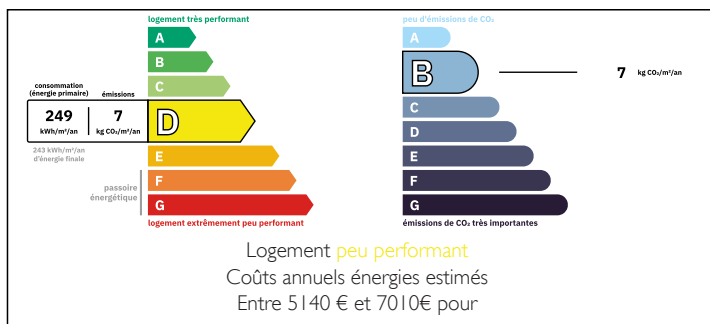
Town:	Luc-en-Diois
Department:	Drôme
Bed:	10
Bath:	8
Floor:	446 m2
Plot Size:	22683 m2



IN BRIEF

Property with 5 dwellings and a large house. The sale includes furniture. Halfway between Gap and Montélimar. Located in the countryside with plenty of land. Investment in 2024 in the replacement of the liner and coping stones around the swimming pool.

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 foncière: 1535 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

This idyllic property is located near a small village. Perfect for a life change.

The environment is changing and solidarity, a positive state of mind and a relaxed attitude are natural.

This magnificent property is suitable for tourist rentals, but also for events, co-housing and for simply hosting families and/or friends. An extension in the form of a workshop of 75m² is possible. Set in 2 hectares of land with views over the countryside and mountains, it is right in the middle of nature.

The property is ready to be used as a home or as a business.

This property of 3 buildings (137m², 253m² et 62m²), has 7 bedrooms and 7 bathrooms, distributed in such a way that they can be used in different configurations, as needed. There are 6 living rooms and 6 equipped kitchens. Separately, there is a professional kitchen and a large multi-purpose area.

A magnificent canopy with a high roof level provides a friendly sheltered terrace area and access to the main house. The large living room (26m²), kitchen (12m²) and shower room are located on the ground floor and the 4 bedrooms (12m², 21m², 9m² and 11,5m²) are accessible on 2 different levels. One room is equipped with a sauna.

Then there is the entrance to a separate dwelling in the same building, with a living room/bedroom (37m²), kitchen and shower room (5m²). In front of this house is a lovely shaded terrace.

This building also has a...