

Idyllic spot in Drôme Provençale, former sheepfold on a 5000 m2 plot bordered by 2 streams



INFORMATION

Town:	Verclause
Department:	Drôme
Bed:	3
Bath:	3
Floor:	160 m2
Plot Size:	5000 m2

IN BRIEF

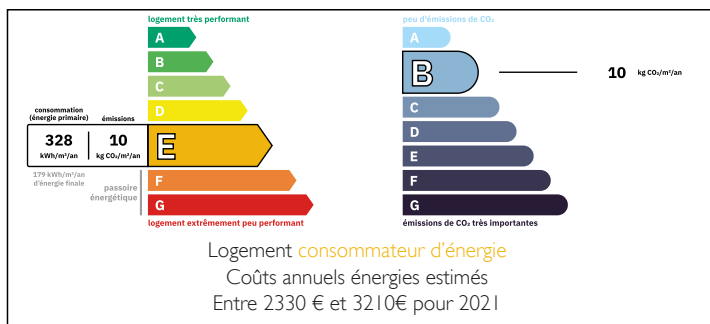
In the Verclause area, in a haven of peace close to the Baronnies Provençales Regional Nature Park, property comprising a house with character, a chalet, two charming stone cabins and a garage.

This magnificent property, which is not overlooked, is bordered by 2 streams, ideal for cooling off on a hot summer's day or relaxing with the sound of running water in the background.

The property can be rented out on a seasonal basis or accommodate family or friends.

Ideal for nature lovers, hikers, cyclists or people who enjoy meditation.

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

This very well maintained property comprises a main house of 140 m2 on two levels:

- On the garden level, a small hall with bunk beds, a separate toilet (+ wash-hand basin), a 27 m2 master suite with shower room and toilet opening onto the garden, a small 18 m2 studio with kitchenette and shower room that can be independent.

A separate shower room with WC and washbasin, accessible from the outside and used by guests staying in the chalet.

A 20 m2 garage.

- Upstairs, a 30 m2 kitchen/dining room opening onto a superb south-facing terrace with a beautiful view, and a 38 m2 lounge with access to a pleasant 13 m2 west-facing covered terrace.

The entire main house is heated by two wood-burning stoves and electric inertia radiators. The water comes from a spring.

A high-quality 20 m2 chalet with two small bedrooms, a kitchen area and a wooden terrace of 24 m2 with spectacular view.

Two ancient storage sheds.

In the garden, two attractive and shady terraces have been laid out, one of which has a permanent BBQ area.

Very green and relaxing surroundings. Absolute peace and quiet.

First shops about 12 km away.

This property is ideal for a second home.

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

LOCAL TAXES

Taxe foncière: 315 EUR

Taxe habitation: EUR

NOTES