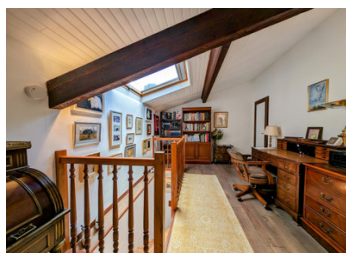
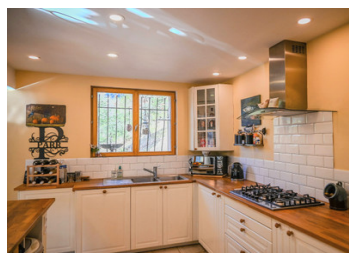


Country house of 146m with garage, indep. studio and swimming pool. Land of 1.3 ha and uninterrupted views.



## INFORMATION

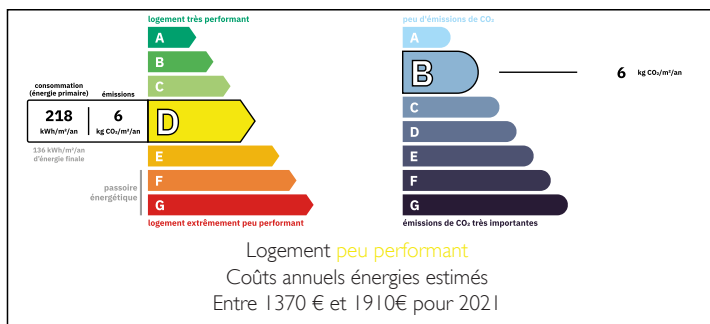
Town:	Condorcet
Department:	Drôme
Bed:	2
Bath:	2
Floor:	146 m2
Plot Size:	12700 m2

## IN BRIEF

House with independent gîte in the countryside. Ideal for retirees or as a second home. Not overlooked. Covered terrace with swimming pool. The entire property is set in 1.3 hectares of land with truffle and fruit trees, meadow and garden. On top of the hill there is a source that never dries up. Is also used as drinking water.

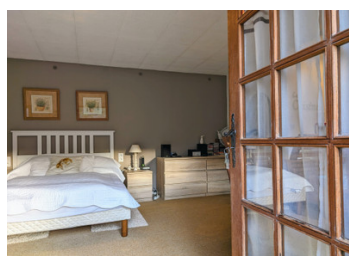
Possibility of moving into the house from late November/December 2024.

## 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 building is located in the middle of the property. The main house is located on the first floor, which is on the same level as the beautiful and spacious covered terrace with swimming pool next door. The views are wide and impressive. The studio is located on the ground floor, with its own entrance. The garage and carport are also on this level. The driveway leading to the house has ample parking space and a beautifully landscaped border with olive trees. Behind the house is an embankment planted with wild flowers and orchids. Animals of all kinds are regularly seen here.

The main house:

- adjoining living and dining room with views of the surrounding countryside
- spacious open-plan kitchen
- entrance hall with toilet and staircase leading to the 1st floor
- 2 bedrooms on the first floor, each with a large dressing room
- large landing with library
- bathroom with washbasin, bath, shower and toilet

The studio:

- bedroom annex living room
- kitchen area
- shower room with toilet

Garage - with possibility of extending the house above

Carport

Whether you are looking for a holiday home in Provence or a new home to enjoy after a period of work, this house is an excellent option.

Condorcet, a small village of 500 inhabitants situated in the Parc Régional des Baronnies in Drôme Provençale.

Many hiking and mountain biking routes are accessible from the house. Heritage, well-being, outdoor sports and Provençal life all come together here.