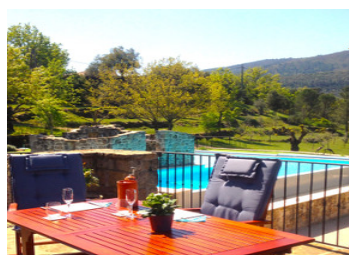


Les Vans - ARDECHE - tastefully restored stone house, gardens, unique swimming pool. Buildable land.



INFORMATION

Town:	Les Vans
Department:	Ardèche
Bed:	4
Bath:	2
Floor:	175 m2
Plot Size:	11161 m2

IN BRIEF

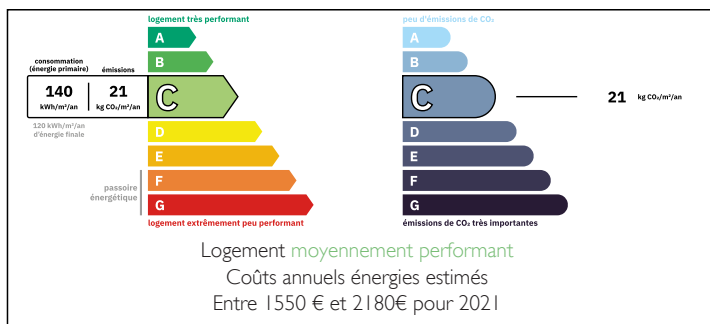
This house is located in southern Ardecche, with the centre of Les Vans just 2 km away. From the house you have wide breathtaking views.

The terraced grounds, the a-typiscche swimming pool, the large covered terrace and the house offer peace and quiet.

This property can serve as a second residence but permanent residence is also a possibility.

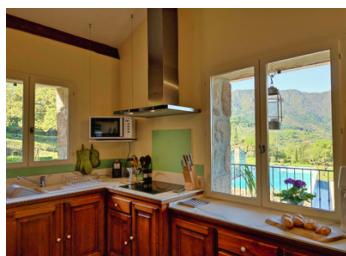
The centre of Les Vans, with its shops, restaurants and lively weekly market, is just a 20-minute walk away.

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: 1053 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

This house combines authentic charm with modern comfort. Underfloor heating on two levels is complemented by a wood-burning stove in the 36 m² living space. Traditional wooden shutters, exposed stone walls and natural wooden beams add to the character of this property.

The four bedrooms are spread over the three levels: on the ground floor you have two lovely bedrooms with built-in wardrobes, in the attic is a spacious master suite and on the lower level is the final double guest room.

Outside, the garden is mostly terraced. The garden has many types of trees, such as almond, olive and fig trees.

The plots to the left and right of the house are designated as 'buildable', subject to local authority approval.

Approximative dimensions of main areas:

- Open plan living area (kitchen, dining room, living room): 45 m².
- Outdoor terrace: 28 sqm.
- Two ground-floor double bedrooms with built-in wardrobes: 14.5 m² and 12.5 m².
- Ground floor bathroom: 7 m².
- Guest bedroom, lower floor: 18.6 m².
- First floor, mezzanine study: 17.5 m²
- First floor master suite with built-in wardrobes: 38.7 m², bathroom: 6.75 m².
- Three vaulted cellars totalling 75 m², carport of 21.5 m².

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