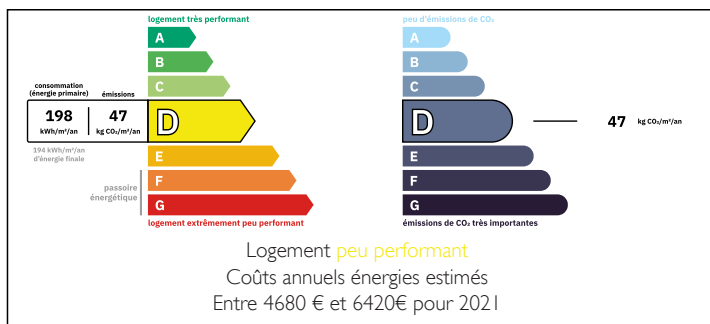


Experience the Best of Provence – Exceptional Property with Three Houses and Stunning Views in Vinsobres

EXCLUSIVE



ENERGY - DPE



## INFORMATION

Town:	Vinsobres
Department:	Drôme
Bed:	11
Bath:	5
Floor:	375 m2
Plot Size:	6636 m2

## IN BRIEF

Set amidst the rolling hills, organic vineyards, lavender fields, olive groves, and truffle oaks of the Drôme Provençale, this unique estate offers a rare opportunity to embrace the authentic lifestyle of southern France. Located just outside the charming hilltop village of Vinsobres—only 10 minutes from Nyons, 20 minutes from Vaison-la-Romaine, 1 hour from Avignon and around 1.5 hours from Valence—this property is a true haven of peace and natural beauty.

The estate comprises three houses of approximately 190 m², 120 m², and 65 m², nestled on a plot of around 6,635 m². Each house faces south and boasts breathtaking panoramic views, including the iconic Mont Ventoux. With no immediate neighbors and surrounded by pristine countryside, the setting offers total tranquility.

The main house features its own private pool, while the two guest houses—currently operated as successful vacation rentals—share...

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: 2765 EUR**

**Taxe habitation: EUR**

## NOTES

## DESCRIPTION

The layout is ideal for extended families, groups of friends who value both connection and privacy, or buyers looking to continue a well-established rental business.

The natural spring supplies also fresh, potable water to all three houses via a reservoir system with a total capacity of 17 m<sup>3</sup>—an eco-friendly and cost-efficient advantage.

In addition to the living spaces, the property includes three outbuildings (22 m<sup>2</sup>, 36 m<sup>2</sup>, and 50 m<sup>2</sup>), multiple parking areas, and spacious terraces perfect for enjoying long summer evenings with local wine and sweeping views.

The village of Vinsobres, just 1 km away, is known for its award-winning organic wines and warm Provençal character. With easy access to markets, restaurants, and cultural sites, this location strikes a perfect balance between rural charm and modern convenience.

Whether you're seeking a large family estate, a shared vacation retreat, or a turnkey rental investment in the heart of Provence, this extraordinary property offers flexibility, beauty, and an enviable quality of life.

A rare opportunity to live the dream in the South of France.

Below is a summary of the overall dimensions of the main rooms:

Main house - 190m  
- Ground floor  
Sitting room - 55m  
Kitchen - 13m<sup>2</sup> and sink area and bar table - 11m<sup>2</sup>  
Ground floor bedroom - 11m  
- First floor  
2 bedrooms of 21m<sup>2</sup> each  
2 bedrooms of 14m<sup>2</sup> each