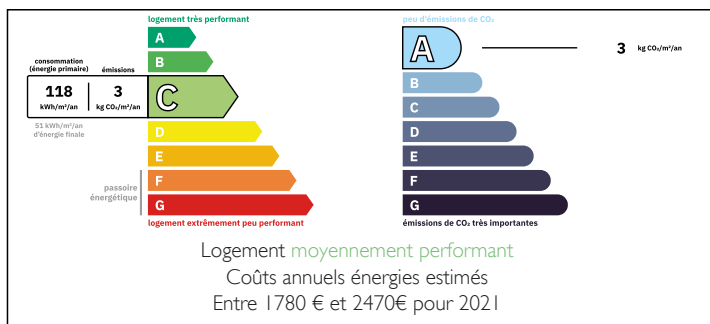


MOLLANS-SUR-OUVÈZE, spacious stone house, carefully restored, with terraces and beautiful open views

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Mollans-sur-Ouvèze
Department:	Drôme
Bed:	4
Bath:	3
Floor:	235 m2
Plot Size:	45 m2

IN BRIEF

In the heart of a Provencal village with shops, near Buis-Les-Baronnies and Vaison La Romaine, spacious village house on three levels with several terraces, a garage, a workshop and cellars.

Recent renovation work blends modern comfort with the charm of the old building.

The garage could be converted into a SPA / jacuzzi area.

7 main rooms for 235 m2 of living space on three levels.

Large living room / kitchen + lounge opening onto a west-facing terrace.

Each level has a bathroom with toilet.

Possibility of living on one level on the ground floor.

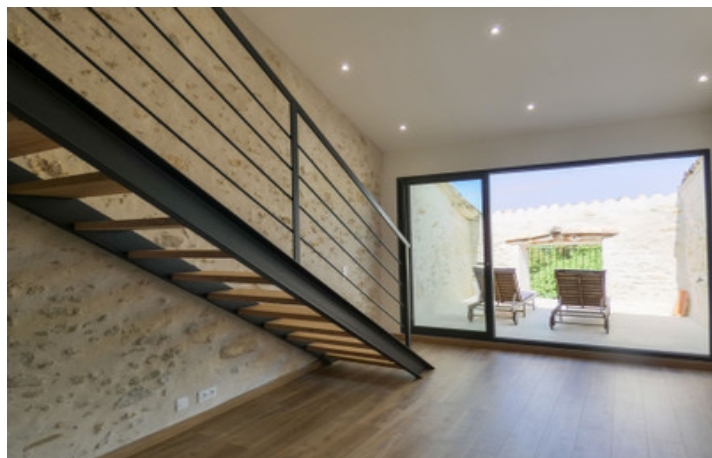
Lovely west-facing views from the terraces. Bright, functional house with large rooms, high ceilings and lots of character.

Reversible air-conditioning and air-to-water heat pump (underfloor heating and cooling).

Excellent insulation.

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

10 km from Buis-Les-Baronnies and 15 km from Vaison La Romaine, beautiful stone house entirely renovated with taste and sobriety.

The layout of the rooms makes it possible to accommodate a large family where everyone can have their independence and shared spaces.

Lower ground floor: a garage (access for small car, bike and motorcycle), a workshop and 2 vaulted cellars for around 120 m2. Internal communication with the homeGround floor:

Very attractive 70 m2 living space, including a fitted kitchen opening onto the living room and a sitting room, all opening onto a large west-facing terrace of 22 m2.

Bedroom 1 west: 13 m2

Shower room with WC: 5 m2

Storeroom/laundry room: 7,50 m2

1st floor:

27 m2 living room opening onto a west-facing terrace of 12 m2

Bedroom: 15 m2 on west terrace of 11 m2

Dressing room: 8.90 m2

Bathroom with bath, shower, double washbasin and WC: 10 m2

This unit forms a beautiful master suite.

2nd:

Mezzanine: 13 m2

Office space: 10 m2

Shower room + WC: 5.60 m2

Bedroom 3: 16.80 m2

Bedroom 4: 16 m2

Parking nearby. Quiet location, in a small village alley with a beautiful unobstructed view to the west.

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

LOCAL TAXES

Taxe foncière: **498 EUR**

Taxe habitation: **EUR**

NOTES