

Charming 18th-Century French Estate with exceptional potential, splendid wooded grounds, heart of Provence



## INFORMATION

Town:	Pierrelatte
Department:	Drôme
Bed:	6
Bath:	2
Floor:	280 m <sup>2</sup>
Plot Size:	7300 m <sup>2</sup>

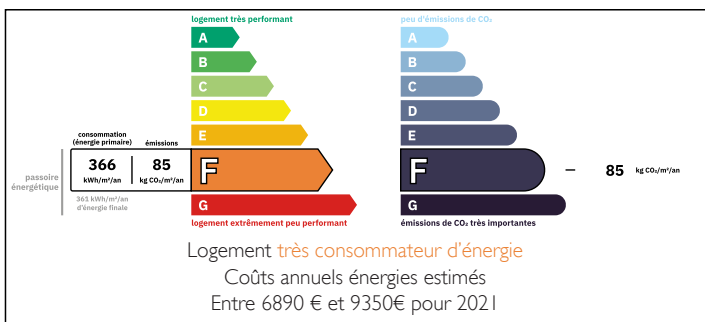
## IN BRIEF

Discover the timeless elegance of this 18th-century Maison de Maître, nestled in the heart of the scenic French countryside near Pierrelatte and Bourg-Saint-Andéol. Set on nearly 2 acres (7,300 m<sup>2</sup>) of lush, wooded grounds, this stately property offers a rare opportunity to own a piece of history with endless possibilities for transformation.

With approximately 790 m<sup>2</sup> of built space from the ground floor to the attic, including 280 m<sup>2</sup> of current living space, it is perfect for a family or an investor. Located just 5 minutes from shops, restaurants, and daily conveniences, this tranquil retreat combines rural charm with accessibility. Whether you're dreaming of a family residence, vacation home, or boutique hospitality project, this estate is a canvas ready for your vision. A dream in Provence !

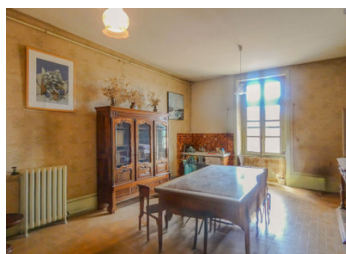


## ENERGY - DPE



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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:** 1951 EUR

**Taxe habitation:** EUR

## NOTES

## DESCRIPTION

This property, full of charm and character, offers many possibilities to suit your real estate project. A beautiful avenue of plane trees leads up to the house. The park features a variety of tree species and very pleasant shaded areas.

Mainly south and east facing.

The house is semi-detached on the garage side. This does not create any annoying overlooking.

Ground floor: Outbuildings :

Garage : 95 m2

Boiler room with toilet: 37 m2

Cellar/workshop opening onto east-facing garden: 73 m2

Ground floor: living areas:

Entrance hall: 7 m2

Dining room: 28.70 m2

Living room: 29.50 m2

Kitchen: 10.90 m2 + utility room and storeroom

1st floor:

Landing: 9 m2

Bedroom 1 with closet: 30 m2

Bedroom 2: 36 m2

Large room (former kitchen): 30 m2 + toilet (1.24 m2)

Bedroom 3: 18.60 m2

Shower room with WC: 5 m2

Bedroom 4: 30 m2

Landing with south-facing balcony

Bedroom 5: 29 m2

Shower room: 5 m2

Bathroom: 6.70 m2

2nd floor:

Extra bedroom: 18.65 m2

Attics with a total surface area of approx. 250 m2, including a dovecote, most of which is suitable for conversion.

Beautiful central stone staircase. Antique features (French ceilings, terracotta or cement floor tiles).

Oil-fired central heating (condensing boiler), wood-burning stove in dining room. Each bedroom has a fireplace.

Septic tank and borehole water supply.