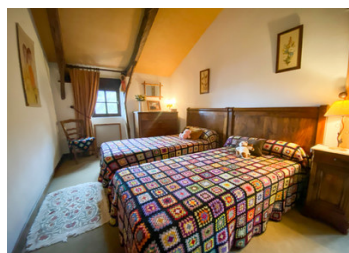


Lovely views in a valley from this pretty Ardèche property with pool in a small hamlet.



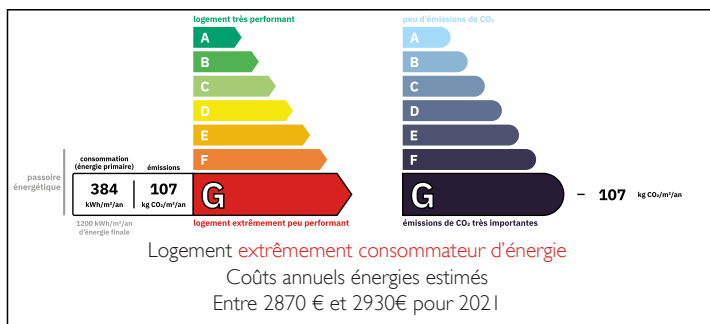
INFORMATION

| | |
|-------------|----------|
| Town: | Juvinas |
| Department: | Ardèche |
| Bed: | 4 |
| Bath: | 2 |
| Floor: | 100 m2 |
| Plot Size: | 51934 m2 |

IN BRIEF

1975 built Ardèche house with private garden and swimming pool. 4 bedrooms and breathtaking views over a valley. In a small hamlet close to Vals les Bains.

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: | 750 EUR |
| Taxe habitation: | EUR |

NOTES

DESCRIPTION

Close to Vals les Bains, a known thermal town with a casino, this quiet hamlet dominates the valley and has extraordinary views. The property sits exactly where the view is totally free on the valley.

The house, in old stones, built in 1975, has 4 bedrooms, one of them being separated and independent. Outside, there are several open outbuildings with a summer kitchen.

Ground floor:

5 caves, an open garage, the swimming pool, a garden and shadowy places, barbecues.

First floor:

balcony with barbecue
living room
kitchen

Second floor:

3 bedrooms
bathroom
toilet

The roof has been redone in 2013. The pool (8*4 meters) is safe with an entrance door. It has a terrace to enjoy the sunshine and the views. There is an access to the separate bedroom.

Drinking water is paid water and comes from a communal well.

Central heating is on oil.

The house has its septic tank.

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