

Spacious detached stone village property with significant potential in an idyllic setting



## INFORMATION

Town:	Montauban-sur-l'Ouvèze
Department:	Drôme
Bed:	2
Bath:	1
Floor:	175 m2
Plot Size:	72 m2

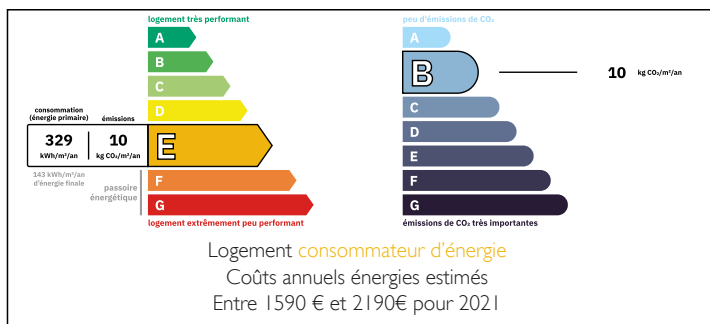
## IN BRIEF

This spacious detached property is located in the heart of a charming, picturesque village surrounded by stunning natural beauty.

The ground floor currently houses a former restaurant with a fully equipped kitchen, offering a wide range of possibilities. You may choose to revive the hospitality business, or alternatively, this area can be easily transformed into a generous and comfortable living space, ideal for single-level living.



## 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: 573 EUR**

**Taxe habitation: EUR**

## NOTES

## DESCRIPTION

Set in a picturesque village within the stunning Parc des Baronnies Provençales, this spacious and charming property offers an ideal combination of central location and peaceful surroundings, just steps away from a tranquil river.

Partly constructed in authentic natural stone, the building is currently divided into two distinct sections. The ground floor houses a former restaurant with a large professional kitchen, while the upper floor features a generous gîte, suitable as an independent living space or easily integrated into the main residence. Thanks to its layout and location, the property offers exceptional versatility.

At the front, a terrace leads into the former restaurant area of approximately 42 m<sup>2</sup>, distinguished by its high ceilings and sense of space. Adjacent lies the fully equipped professional kitchen and ancillary rooms, offering an additional 72 m<sup>2</sup>. These spaces are ideal for continued use as a hospitality business— a transferable 'licence 4' is available — or could be easily converted into a spacious 114 m<sup>2</sup> ground-floor residence. The roof of the restaurant was recently redone, as well as the exterior plasterwork.

A separate entrance at the side of the building provides access to the gîte, which includes a 9 m<sup>2</sup> terrace. Inside, the living space comprises a bright living room (22 m<sup>2</sup>) with an open-plan kitchen (10 m<sup>2</sup>), both featuring high ceilings. There are two bedrooms (10 m<sup>2</sup> and 11 m<sup>2</sup>), a bathroom (4.5 m<sup>2</sup>), and a separate toilet (2.5 m<sup>2</sup>).

Adjacent to the property is a pleasant green area of 72 m<sup>2</sup>,...