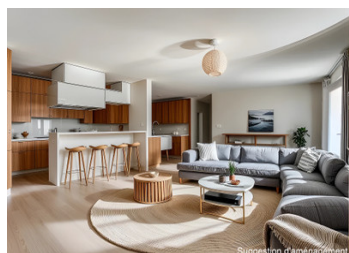


## Charming Family Home with Pool & Breathtaking Views in Condorcet

EXCLUSIVE



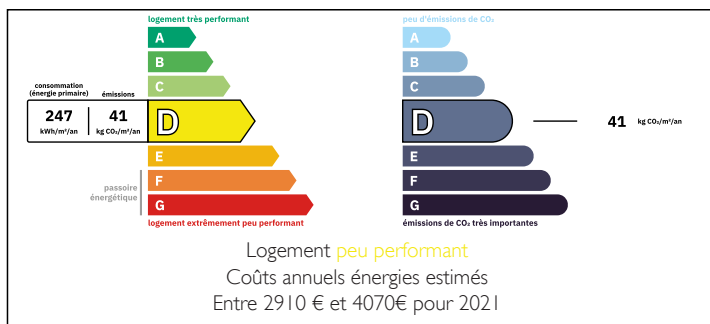
## INFORMATION

Town:	Condorcet
Department:	Drôme
Bed:	5
Bath:	2
Floor:	198 m2
Plot Size:	2646 m2

## IN BRIEF

Nestled in the hills above the peaceful Provençal village of Condorcet, this spacious 8-room home offers the perfect blend of tranquility, natural beauty, and practical living. Surrounded by sweeping countryside views, it's an ideal getaway for families or young retirees seeking a second home in the South of France.

## 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.



## DESCRIPTION

Set on a generous 2,650 m<sup>2</sup> plot, the outdoor space is designed for relaxed living and entertaining—enjoy pétanque with friends, unwind in a shaded spot with potential for multiple terraces, or dine al fresco in the summer kitchen beside your private, secure pool (new liner in 2023, with cover and robot). A charming garden shed adds rustic character.

The main living area is on the first floor, boasting a bright open-plan lounge, dining area, and modern kitchen. Three comfortable bedrooms, a shower room, and separate WC make this level perfect for everyday life.

On the ground floor, a self-contained 2-bedroom apartment with its own kitchen, shower room, and large veranda offers ideal guest accommodation or rental potential. A spacious garage, an additional shower room, and a technical room with a new water heater complete the property.

A crack in the attached veranda reflects the evolving character of the house - an opportunity to improve and refresh a lovingly expanded space.

Condorcet, a picturesque village in the Drôme Provençale, offers a peaceful lifestyle amidst rolling hills and lavender fields. Perfect for families and active retirees, it combines nature, serenity, and a strong sense of community. Just 10 km from Nyons and its lively markets, you're also close to the hiking trails of the Baronnies, the Roman ruins of Vaison-la-Romaine, the iconic Mont Ventoux, and the Ardèche gorges. With a mild climate, excellent quality of life, local schools and essential services, Condorcet is a hidden gem for a primary or...

## LOCAL TAXES

**Taxe foncière:** 1696 EUR

**Taxe habitation:** EUR

## NOTES