

MOLLANS-SUR-OUVEZE, charming house on 2 levels, Provencal style, exposed stone, village with shops

EXCLUSIVE



INFORMATION

Town:	Mollans-sur-Ouvèze
Department:	Drôme
Bed:	1
Bath:	1
Floor:	50 m2
Plot Size:	0 m2

IN BRIEF

This village house comprises two main rooms with 50 m2 of living space on two levels plus a basement cellar.

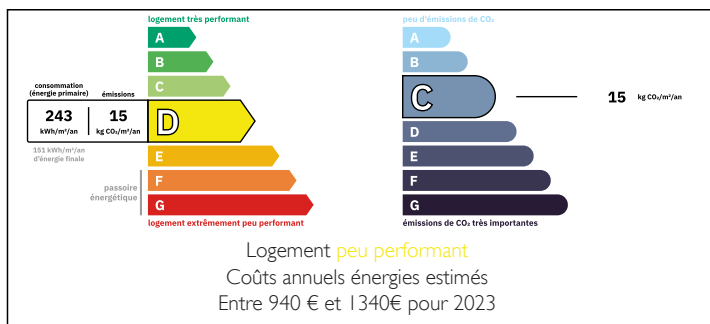
On the first floor, a living room with kitchenette and a shower room/toilet, and upstairs, an office and a bedroom.

Facing south-east. Fireplace and electric inertia radiators.

Located in the pretty village of MOLLANS SUR OUVEZE, just 15 minutes from VAISON LA ROMAINE, a town with all amenities.

Access on foot only, but car can be unloaded nearby. Public parking at village entrance.

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

Rustic-style house with exposed beams, parquet flooring on first floor, exposed stone walls. Good general condition, but needs some modernization.

Basement : a cellar under the living room

Ground floor :

Living room / south-east kitchenette : 22.70 m2

Shower room with WC : 2.30 m2

1st floor:

North-east passage office : 10 m2

South-east bedroom : 15

Attic : 25 m2

Heating: insert fireplace in living room and inertia radiators. Wooden frames with overglazing.

The house is located in a village lane, with access on foot only. You can unload your car nearby and park in a public parking lot.

This charming medieval village in the Drôme Provençale is characterized by its unspoilt natural setting. On the border with VAUCLUSE, it lies at the foot of the emblematic Mont Ventoux and the Toulourenc Gorges, and offers a wealth of hiking, cycling and swimming opportunities...

Local shops include a bakery, butcher, grocery store, bar, hotel and restaurant.

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

LOCAL TAXES

Taxe foncière: 360 EUR

Taxe habitation: EUR

NOTES