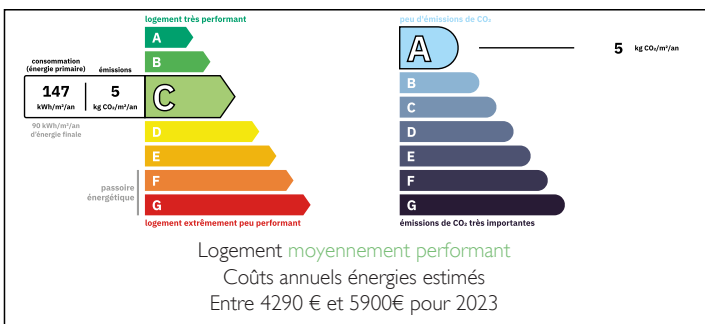


## Elegance and Authenticity in the Heart of the Côtes du Rhône: A Characterful Mas in Vinsobres



## ENERGY - DPE



## INFORMATION

Town:	Vinsobres
Department:	Drôme
Bed:	11
Bath:	5
Floor:	370 m <sup>2</sup>
Plot Size:	5400 m <sup>2</sup>

## IN BRIEF

Nestled above the vineyards, with breathtaking views of Mont Ventoux and the Dentelles de Montmirail, this 19th-century Provençal farmhouse offers a unique lifestyle — a rare blend of natural beauty, timeless charm, and exceptional rental potential.

Located in Vinsobres, a village renowned for its Cru-classified wines, this exceptional property combines historical character with modern comfort. A secluded haven with no overlooking neighbors, where every stone whispers a story.

The soul of a family home, the potential for a thriving business

The 207 m<sup>2</sup> main house welcomes you with warmth and authenticity.

Ready to generate income or host friends and family, the three fully operational guesthouses, Turnkey Rental Opportunity, are a key asset:

T4 Gîte (86 m<sup>2</sup>), T2 Gîte (56 m<sup>2</sup>), and Studio (21

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

### A Family Home with Business Potential

The 207 m<sup>2</sup> main house welcomes you with warmth and authenticity:

A convivial kitchen in Provencal style leading to a shaded terrace with a wood-fired oven, perfect for long, sun-drenched meals

A light-filled living room with exposed beams and a traditional stone fireplace

Six cozy bedrooms, a home office, and two bathrooms

Renovations: roof, insulation, and double-glazed windows

### Turnkey Rental Opportunity with Three Independent Gîtes

Ready to generate income or host friends and family, the three fully operational guesthouses are a key asset:

T4 Gîte (86 m<sup>2</sup>): 3 bedrooms, open-plan kitchen/living, bathroom, private terrace

T2 Gîte (56 m<sup>2</sup>): spacious bedroom, bright living area, terrace

Studio (21 m<sup>2</sup>): kitchenette, bathroom, private outdoor space

Bonus: permits in place to develop two additional 70 m<sup>2</sup> gîtes for even greater rental returns.

## LOCAL TAXES

**Taxe foncière: 2766 EUR**

**Taxe habitation: EUR**

## NOTES

A Natural Paradise – 5,400 m<sup>2</sup> of Usable Land

Enjoy life to the sound of cicadas and rustling olive trees:

AOP Nyons olive grove, producing vegetable garden, and greenhouse

Natural spring and well with lift pumps

Unbuildable organic vineyards surrounding the property, ensuring protected panoramic views

### Complete Comfort & Leisure Amenities

A 10 x 5 m pool with natural stone terraces, pool house, and secure fencing

Pétanque court overlooking the village, quintessential Provençal evenings

240 m<sup>2</sup> of outbuildings, garages, and separate