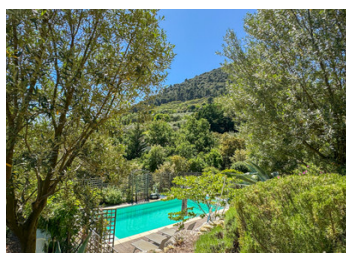
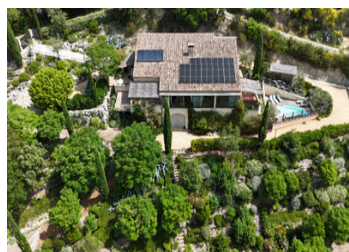


Property with panoramic views, dual residences, 2 pools and Award-Winning garden in Drôme Provençale

EXCLUSIVE



## INFORMATION

Town:	Aubres
Department:	Drôme
Bed:	9
Bath:	6
Floor:	298 m2
Plot Size:	6390 m2

## IN BRIEF

Discover a rare gem in the heart of the Drôme Provençale, where Provence's timeless charm meets modern sustainability and generous living space.

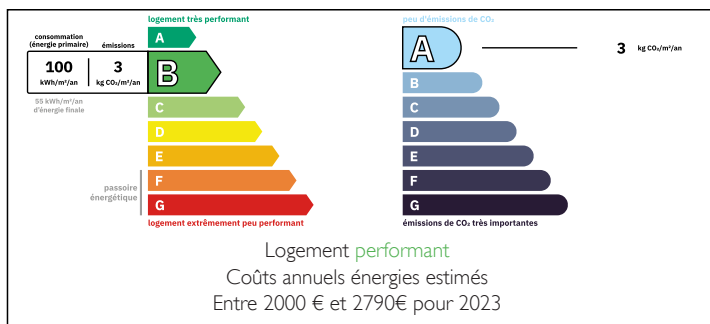
Set on over 6,400 m<sup>2</sup> of landscaped, award-winning gardens, this exceptional estate offers a unique combination of comfort, tranquility, and investment potential.

It is distinguished by its very recent modern facilities. Located in a peaceful countryside setting, this property remains just minutes from all essential amenities, making it a perfect year-round residence, family home or dual-purpose home with income-generating potential.

Featuring a total of 13 main rooms, including 9 bedrooms, 6 bathrooms, and 5 WCs, this home is designed to welcome large families or host guests in absolute comfort.

A rare opportunity to live the authentic Provence lifestyle : sun, space, sustainability, and serenity, all in one exceptional estate.

## 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:** 4180 EUR

**Taxe habitation:** EUR

## NOTES

## DESCRIPTION

Large bay windows provide plenty of natural light in living areas featuring cathedral ceilings.

Thanks to solar and photovoltaic panels with storage batteries, a reversible heat pump and rainwater recovery systems, the property is extremely energy-efficient, and is aiming for total self-sufficiency in electricity.

There is ample storage space, with a basement covering the entire surface area of the two dwellings, as well as several greenhouses, sheds and a double carport.

The two houses, are side by side but not overlooked.

They can be joined together by creating an opening to benefit from a single large dwelling.

Each has its own private pool area.

House no. 1 (7 main rooms for 162 m2) :

GROUND FLOOR:

Dining room - living room with open-plan fitted kitchen: 61 m2 (opening onto two beautiful terraces, one with a bread oven)

Storeroom: 5.30 m2

Bedroom 1: 12.30 m2

Bedroom 2 with shower room (communicating or independent): 19 m2

WC with washbasin: 1.30 m2

1st floor:

Cupboards and storage space

Bedroom 3 with shower room: 16.80 m2 (+ closet)

Bedroom 4: 12.20 m2 (+ closet)

Bedroom 5: 13.60 m2 (+ closet)

Bathroom: 4.50 m2

WC: 1.20 m2

House no. 2 (6 main rooms for 136 m2):

GROUND FLOOR:

Living - dining room with open fitted kitchen: 51 m2 opening onto terrace

Storeroom: 8.20 m2