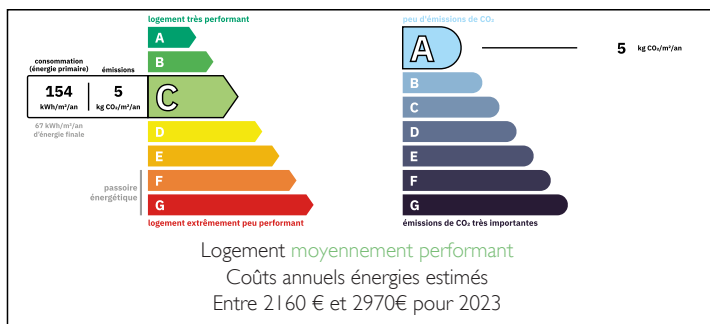


Drôme Provençale, quiet setting not overlooked, renovated character property, swimming pool, garage, workshop



## ENERGY - DPE



## INFORMATION

Town:	Saint-Pantaléon-les-Vignes
Department:	Drôme
Bed:	5
Bath:	2
Floor:	182 m²
Plot Size:	1634 m²

## IN BRIEF

On the heights of SAINT PANTALEON LES VIGNES, a Provencal village located between NYONS and VALREAS, in a peaceful setting, beautiful, functional and bright stone house of 182 m².

Renovated with quality materials, it combines modern comfort, energy efficiency and single-storey living.

You'll love the spacious living room and fitted kitchen leading onto a large, sunny terrace with stunning views over the surrounding countryside.

On the lower ground floor, an independent T3 apartment completes the property, as does a large room with shower room and WC, offering numerous possibilities to suit your project.

Outside, you'll enjoy a lovely wooded and closed garden, a pool with pool house, a detached garage, as well as a charming workshop for do-it-yourselfers or artists and a garden shed.

A true haven of peace, where charm, privacy and

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:** 1100 EUR

**Taxe habitation:** EUR

## NOTES

## DESCRIPTION

Completely renovated and very well maintained, this 1966 house features a heat pump, double glazing and excellent insulation, ensuring optimum comfort in all seasons.

Its multi-display openings provide plenty of natural light.

GROUND FLOOR : approximately 91 m<sup>2</sup>

Entrance hall: 7,20 m<sup>2</sup>

Living room with open-plan fitted kitchen (stone fireplace): 38 m<sup>2</sup>

Terrace: 50 m<sup>2</sup>

Bedroom 1, opening onto terrace: 8.80 m<sup>2</sup> + cupboard

Bedroom 2 : 9.40 m<sup>2</sup> + cupboard

Bedroom 3 : 11 m<sup>2</sup> + cupboard

Hallway : 4 m<sup>2</sup>

Shower room (Italian shower): 5.60 m<sup>2</sup>

Dressing room: 4.50 m<sup>2</sup>

Wall-hung WC: 1.20 m<sup>2</sup>

GARDEN LEVEL : approximately 91 m<sup>2</sup>

Separate apartment with a living room and kitchen area + sitting room, 2 bedrooms,

a shower room with WC (Italian shower) : 51 m<sup>2</sup>

Hallway : 12 m<sup>2</sup>

Cellar : 3.70 m<sup>2</sup>

Large room: 20 m<sup>2</sup>

Shower room with WC: 4.30 m<sup>2</sup>

Garage : 45 m<sup>2</sup> (electric gate) + mezzanine

Workshop and cellar : 28 m<sup>2</sup>

Garden shed and henhouse.

Secure 8 x 4 m pool surrounded by a wide Travertine deck. Pool-house with small kitchenette + shower and WC.

Dating back as far as the 10th century, this commune is distinguished by its rich past and renowned winegrowing tradition. Whether you're looking for peace and quiet or the chance to explore new horizons,