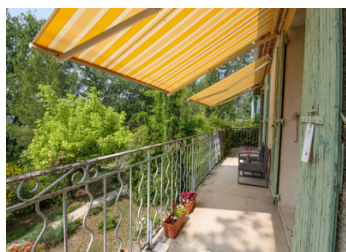


Spacious provençal villa with artist workshops, pretty garden and guest facility - close to village.

EXCLUSIVE



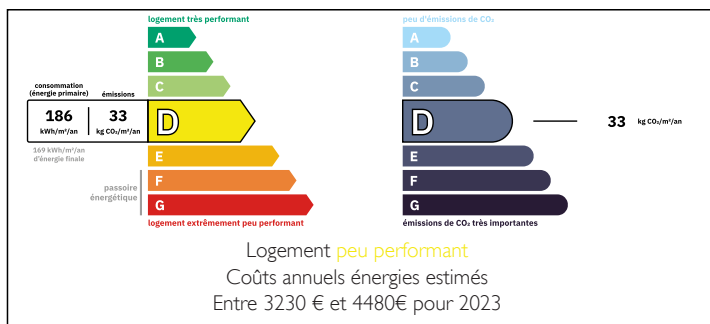
INFORMATION

Town:	Mollans-sur-Ouvèze
Department:	Drôme
Bed:	4
Bath:	2
Floor:	246 m2
Plot Size:	3028 m2

IN BRIEF

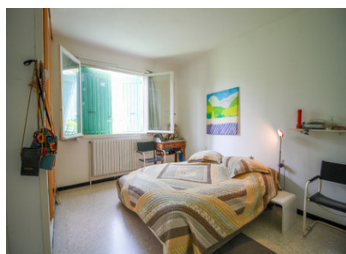
In a calm and inspiring setting, surrounded by a garden full of beautiful vegetation and yet close to the village with all amenities, this Provençal villa is the ideal haven for artists. Let yourself be seduced by the aromas and the fresh air. The spacious two-bedroom gîte can be rented out or used to accommodate friends, so you can enjoy the beautiful summer evenings to the song of the cicadas and the magnificent view.

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: 1082 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Mollans sur Ouvèze is a village in the heart of the Baronnies Provençales, an area offering countless opportunities for outdoor activities, close to towns with many amenities such as Vaison la Romaine and Nyons, with their cinemas and weekly Provençal markets. Very easy to access via the A7 motorway and easy departmental roads. The Drôme Provençale and Vaucluse regions welcome you!

In Mollans, there are numerous shops and community activities (bridge) close at hand. Medical centres are nearby, as are many shops selling bio products, while you can enjoy a peaceful, international and lively atmosphere all year round.

The natural environment is breathtaking in its diversity: close to Mont Ventoux but also in the Ouvèze and Toulourenc valleys, you will always find the ideal place to walk, picnic or test your cycling skills.

The property

The property was built in 1973 and has undergone many changes since then. The garages have been converted into artist's studios and feature large glass doors. The workshops are therefore large and bright.

Upstairs, accessible via a wide driveway that avoids climbing stairs, there is a large shaded terrace, a sunny balcony, a kitchen, a living room with access to the balcony and a wood-burning stove, two bedrooms, a toilet and a bathroom. The living areas are bright and comfortable. An annex built in 2002 by an architect provides a large modern living room and an office, also on the upper floor. Adjacent to this is a large terrace where you can enjoy...