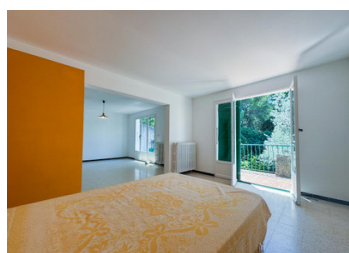


Provençal retreat with gîte & workshop – renovation project with huge lifestyle Potential, easy access

EXCLUSIVE



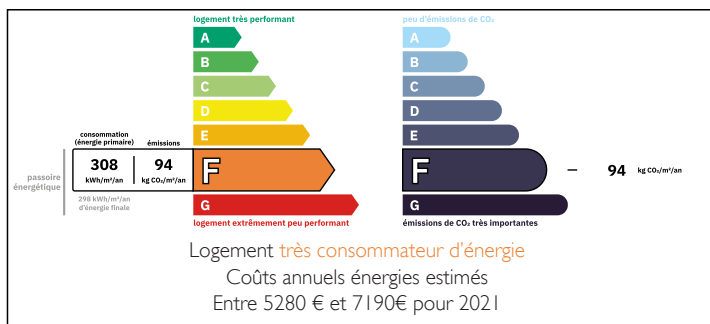
INFORMATION

Town:	Ancône
Department:	Drôme
Bed:	5
Bath:	2
Floor:	227 m ²
Plot Size:	11 000 m ²

IN BRIEF

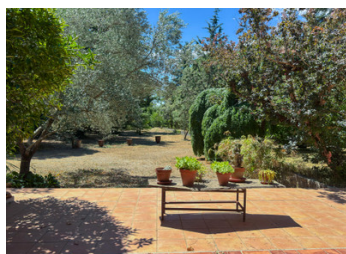
Rare property in the Drôme Provençale, Ancône – perfect for a main residence, gîte, and artisan business. This 1970s architect-designed home offers 160 m² of single-level living space, a 60 m² independent apartment upstairs, and a large 100 m² hangar to renovate, ideal as a workshop or professional space. Set on a 1.2-hectare wooded park with two wells and a protected natural area. Located just 3.5 km from Montélimar's TGV station, it combines tranquility, natural beauty, and unique professional potential.

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: 2817 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Located in Ancône, on the edge of the village and just 3.5 km from Montélimar's TGV train station, this architect-designed 1970s property offers an exceptional natural setting within a 1.2-hectare wooded park, boasting unobstructed views of the Ardèche hills.

The single-story main house features approximately 160 m² of living space, including a large bright living room, separate kitchen, three bedrooms, a shower room, laundry area, storage spaces, and a double garage of 50 m². A tiled terrace of 60 m² on the ground floor overlooks the park. There is also ample space for extra parking in front of the house.

Upstairs, an independent 60 m² apartment offers the possibility to create a gîte or an additional independent living space. It includes a spacious living room, two bedrooms, a kitchen, a bathroom, a separate toilet, a private 19 m² terrace, and an independent entrance.

Set apart from the main house, a separate 100 m² building (hangar), requiring renovation, offers remarkable potential for an artisan workshop, artist's studio, or event space. The building benefits from easy, separate access, ideal for balancing private life with a professional activity.

The park, richly planted with a variety of trees, includes two wells fed by the water table, allowing for irrigation of the park and/or the potential installation of a swimming pool. Below the property, a former fish farm area has been transformed into a natural preserve, a true haven for local wildlife.

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