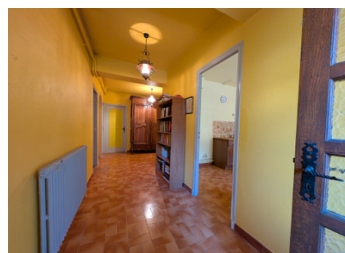


Character house in Drôme Provençale – Peaceful, spacious, surrounded by nature and full of potential.



INFORMATION

Town:	Saint-Ferréol-Trente-Pas
Department:	Drôme
Bed:	6
Bath:	2
Floor:	235 m ²
Plot Size:	1579 m ²

IN BRIEF

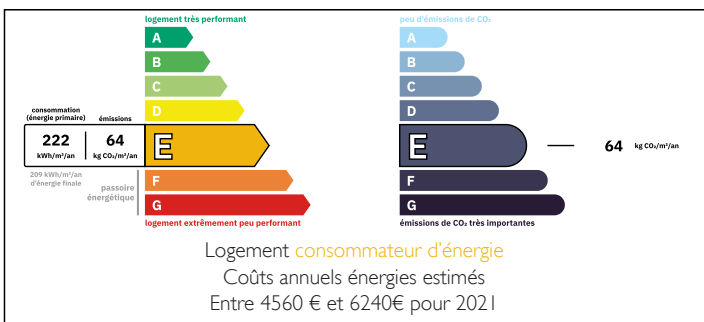
At the entrance to a charming Provençal village, just 15 minutes from Nyons, this spacious and bright 1970s house, with a south-east aspect, offers a peaceful living environment surrounded by nature and mountains.

Set on a lovely enclosed and tree-lined plot of 1,579 m², the property stands out for its generous volumes, high ceilings, large openings and the living room with a fireplace and windows on three sides. Numerous terraces, a large garage and private parking complete the property.

The house offers an ideal layout for two independent dwellings, making it perfect for a tourist rental/gîte project, a family home, or a residence with rental income.

In the immediate vicinity, a small, quiet and well-maintained campsite, frequented by a

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.



DESCRIPTION

The house is appealing for its generous proportions, attractive ceiling height, large openings and its living room with fireplace and windows on three different sides, the true heart of the home. The oak doors and windows, together with solid wood flooring in the bedrooms, give the whole property an authentic and warm character.

Comfort and features

- * Oil-fired central heating
- * Compliant septic system
- * Air conditioning in the upper accommodation
- * Numerous terraces to enjoy every moment of the day
- * Private parking
- * Large, spacious garage
- * Ample storage space

LOCAL TAXES

Taxe foncière: 1902 EUR

Taxe habitation: EUR

Layout of the accommodation

Main dwelling (upper level)

- * Entrance hall and corridors
- * Separate kitchen
- * Spacious dining room / living room of approximately 37 m²
- * 4 bedrooms, one with a washbasin
- * Bathroom, WC
- * Storage and dressing room

Lower dwelling (ground level)

- * Independent entrance
- * Kitchen
- * Living room / dining room
- * 2 bedrooms with washbasins
- * Bathroom, WC
- * Utility room, boiler room
- * Garage

NOTES

A rare living environment with great potential

This property, to be modernised to suit your tastes and offering strong potential, represents an exceptional opportunity for nature lovers wishing to settle in the Drôme Provençale, as well as for buyers seeking a flexible property with high usability and rental potential.