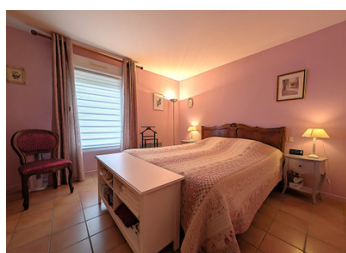


A Truly Provençal Lifestyle-House with Studio, Garage and Swimming Pool on a Plot with View over Mont Ventoux



INFORMATION

Town:	Vinsobres
Department:	Drôme
Bed:	4
Bath:	3
Floor:	142 m2
Plot Size:	612 m2

IN BRIEF

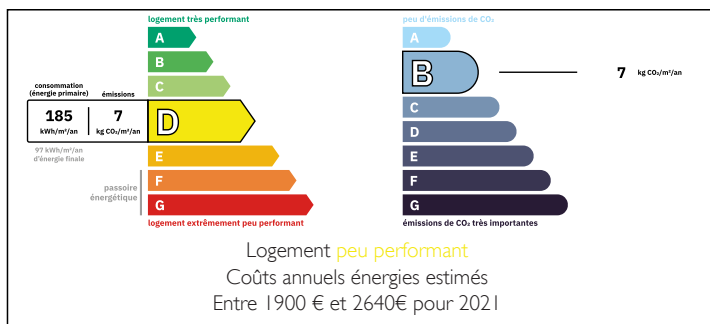
House with Mont Ventoux Views – Vinsobres

Located in the charming village of Vinsobres, in the heart of the Drôme Provençale, this property enjoys a peaceful elevated setting with breathtaking views of the iconic Mont Ventoux.

Tucked away at the end of a quiet cul-de-sac and set on a beautifully landscaped, fully enclosed plot, the house offers a privileged living environment — both tranquil and within easy walking distance of the village centre and its local shops.

Here, you can fully embrace the renowned southern French art of living: traditional Provençal markets, the celebrated vineyards of Vinsobres, a sunny climate, surrounding nature and spectacular scenery. This lifestyle is highly sought after by both French and international buyers.

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: 1625 EUR

Taxe habitation: 1238 EUR

NOTES

DESCRIPTION

From the moment you arrive, the property's charm is immediately apparent:

- * Traditional wooden shutters
- * A covered terrace at the front of the house
- * A south-facing garden
- * A pergola perfect for enjoying long sunny days
- * An in-ground swimming pool (liner, filter and skimmers replaced in 2023)

A slight overlooking from neighbouring properties could easily be softened by planting hedges or trees, further enhancing the privacy of the garden.

Interior Layout

The property consists of a main residence as well as an independent studio apartment on the lower ground floor.

Garden level:

- * Separate kitchen (ready to be modernised to your taste)
- * Bright living room
- * 1 bedroom
- * 1 bathroom

First floor:

- * 2 bedrooms
- * 1 shower room

Basement level:

- * Garage
- * Studio with shower room (ideal for hosting family and friends or for seasonal rental income)

Key Features

- * Exceptional views of Mont Ventoux
- * Quiet and residential neighbourhood
- * Walking distance to the village
- * South-facing garden with renovated swimming pool
- * Double glazing throughout the house
- * Excellent potential for modernisation to further enhance the property

This property perfectly combines Provençal charm, practicality and an exceptional living environment.

Ideal as a primary residence, holiday home, or rental