

## Exclusive villa offering a wealth of possibilities and panoramic views – Ardèche Gorges



## INFORMATION

Town:	Vallon-Pont-d'Arc
Department:	Ardèche
Bed:	7
Bath:	7
Floor:	350 m <sup>2</sup>
Plot Size:	6900 m <sup>2</sup>



## IN BRIEF

An exclusive and spacious villa near the centre of Vallon Pont d'Arc, offering stunning views of the Gorges de l'Ardèche. The property offers a variety of uses, such as a family home, a home office, or a bed and breakfast and holiday cottages, whilst retaining a private living area.

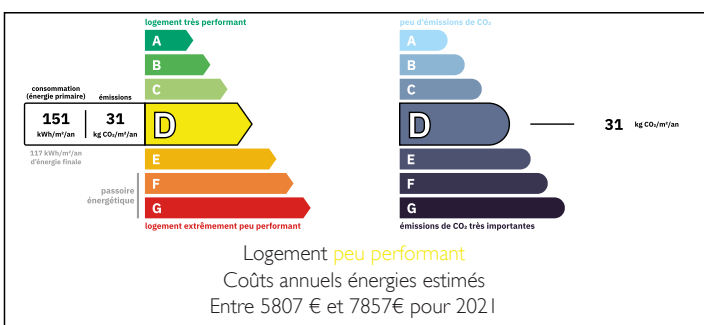


The villa features multiple living areas, kitchens and a total of several bedrooms with en-suite bathrooms. The spacious plot includes a garden offering plenty of privacy, an L-shaped swimming pool with a terrace, a fully equipped garden shed, a pool house, a carport/garage and additional storage space.



A rare and versatile property in a sought-after location, suitable for both private residence and investment.

## 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

This exceptional villa offers a unique combination of space, flexibility and location. The property is ideally suited to a variety of uses, such as a home office, running a bed and breakfast or holiday cottages, or even as a home for a large family with a separate area for children or staff. At the same time, you enjoy complete privacy in the spacious private area upstairs, whose balcony offers breathtaking views of the rock formations of the Ardèche Gorges.

Located close to the centre of the popular village of Vallon-Pont-d'Arc, this villa is situated in a highly sought-after area of southern Ardèche. The lively village, with its amenities, restaurants and outdoor dining areas, is within easy walking distance.

### Layout

The spacious entrance hall provides access to both the ground-floor detached house and the house on the first floor.

### Ground floor:

Two living rooms, 26 and 40 m<sup>2</sup>

Kitchen, 12 m<sup>2</sup>

Four bedrooms, 15, 16, 18 and 18 m<sup>2</sup>, each with an en-suite bathroom (2) or shower room (2), all with toilet + an extra shower room with toilet

Large garage 50 m<sup>2</sup>, with access to small cellar 10 m<sup>2</sup>

### First floor:

Entrance hall

Bedroom (study), 17 m<sup>2</sup>

Shower room with toilet

Kitchen, 12 m<sup>2</sup> with dining area, 20 m<sup>2</sup>

Large living room, 50 m<sup>2</sup> with access to a spacious balcony 15 m<sup>2</sup>

Two bedrooms, 18 and 18 m<sup>2</sup> and a bathroom

There are two large balconies on the upper floor. One is accessible via the additional staircase behind the dining room. The other balcony can be reached via an...

## LOCAL TAXES

Taxe foncière: **5319 EUR**

Taxe habitation: **EUR**

## NOTES