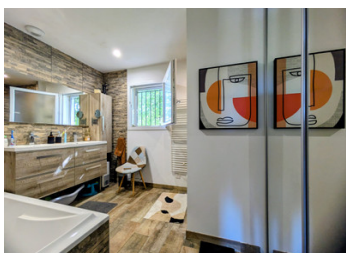


## 5-room house, 110 m , Portes-lès-Valence



## INFORMATION

Town:	Portes-lès-Valence
Department:	Drôme
Bed:	4
Bath:	1
Floor:	110 m <sup>2</sup>
Plot Size:	184 m <sup>2</sup>

## IN BRIEF

### 5-Room House in Portes-lès-Valence

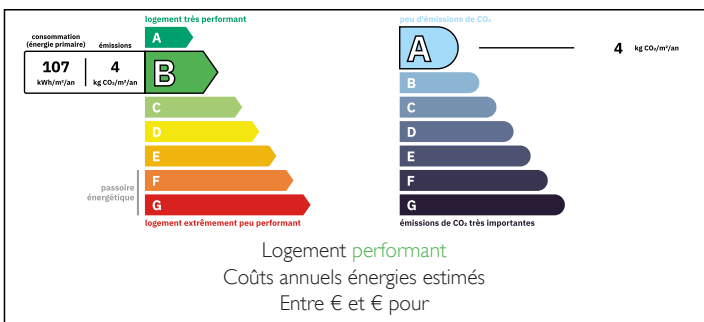
Bright 110 m<sup>2</sup> house over 2 levels, ideal for a family.

The property offers 5 rooms with spacious living areas and plenty of natural light. It also features 2 terraces, perfect for outdoor dining and relaxing.

Located in a quiet and sought-after area of Portes-lès-Valence, close to shops, schools, and main roads.

A great opportunity not to be missed.

## 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 habitation: EUR**

## NOTES

## DESCRIPTION

Bright Family Home with 3 Bedrooms, Office, 2 Terraces and Large Living Room in Portes-lès-Valence

Located in a quiet and sought-after neighborhood of Portes-lès-Valence, this beautiful and bright 110 m<sup>2</sup> home (over 1 floor) is perfect for a family looking for comfort and peace.

The property offers 3 bedrooms, as well as a fitted office with water connection, providing multiple uses such as a home office, guest room, workshop, or small professional space.

The house also features a large, welcoming living room filled with natural light, enhanced by a wood-burning stove, creating a warm and cozy atmosphere during the winter months.

Outside, you will enjoy 2 terraces, ideal for outdoor dining and relaxing, as well as a beautiful olive tree that adds charm and character to the garden.

No renovation work is required – the property is in excellent condition and ready to move into. It also benefits from an energy performance rating of B (DPE B), ensuring good energy efficiency and comfort.

Close to schools, shops, and main transport links, this home combines practicality, comfort, and a peaceful living environment.

A rare opportunity not to be missed.

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>