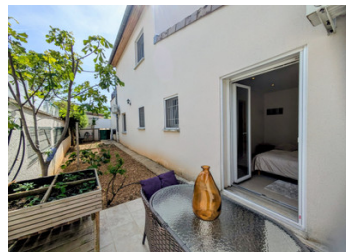


5-Room House – 135 m with Panoramic View, Swimming Pool and Master Suite



INFORMATION

Town:	Portes-lès-Valence
Department:	Drôme
Bed:	4
Bath:	2
Floor:	135 m ²
Plot Size:	823 m ²

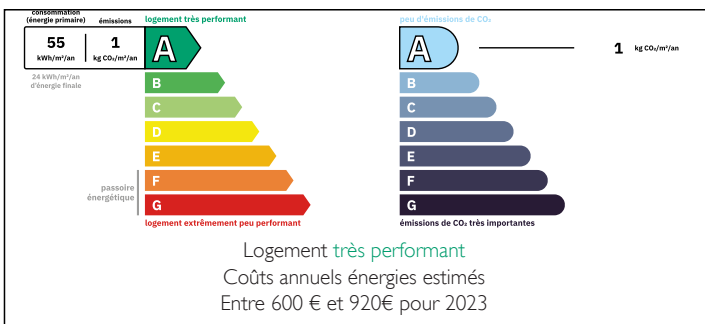


IN BRIEF

A 135 m² (5-room) house offering a peaceful, modern, and comfortable lifestyle with panoramic views over the Ardèche. It features a bright living area, a fitted kitchen with pantry, an office, and a master suite with a private terrace on the ground floor. Upstairs, three bedrooms, a shower room, and a 30 m² terrace complete the sleeping area with beautiful views.

Outside, the property includes an 8x4 m swimming pool, a pétanque court, and a veranda, perfect for enjoying warm days. Close to amenities, the house offers excellent comfort and high-quality features (energy rating 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

5-Room House – 135 m² with Panoramic View, Swimming Pool and Master Suite

Discover this beautiful 135 m² house offering a peaceful and privileged living environment, ideal for a family looking for comfort and quality features.

The ground floor focuses on comfort and functionality.

From the moment you step inside, a cloakroom welcomes you before revealing a bright 30 m² living area. The fitted kitchen, the true heart of the home, is complemented by a pantry for perfect organization.

This level also features a superb master suite consisting of an 11 m² bedroom, a shower room, and a 9.6 m² walk-in closet, opening onto a private terrace. It also includes a separate office, ideal for remote working.

Upstairs is dedicated to rest and relaxation, with three bedrooms and a shower room. It is particularly distinguished by access to a spacious 30 m² terrace. Its elevated position offers panoramic views over the Ardèche and the Vercors.

Outside, an 8 x 4 m swimming pool, a pétanque court and a veranda complete this pleasant and welcoming outdoor space, perfect for sharing enjoyable moments with family and friends.

Highlights:

5-room house of 135 m²

Energy rating: A

Quiet environment

Close to shops, schools, motorway access and cultural activities

Ground floor:

11 m² master suite with 9.6 m² walk-in dressing room and shower room with WC

Bright 30 m² living room

LOCAL TAXES

Taxe foncière: 2450 EUR

Taxe habitation: EUR

NOTES