

Authentic 19th-century stone house with open views and preserved surroundings



INFORMATION

Town:	Livron-sur-Drôme
Department:	Drôme
Bed:	4
Bath:	3
Floor:	145 m2
Plot Size:	18520 m2

IN BRIEF

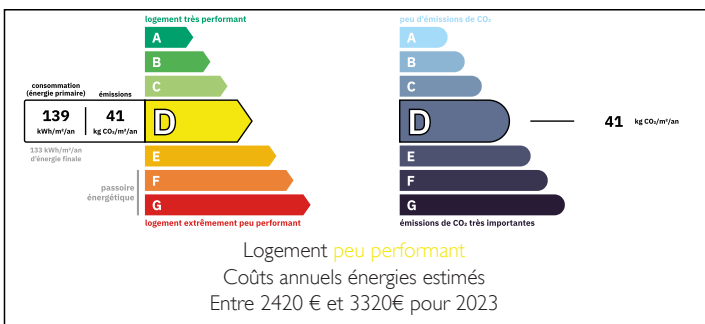
Arranged over two levels, the property offers a practical layout and excellent potential for further development.

On the ground floor, there is a self-contained space that can easily be converted into an independent studio with its own shower room. This level also includes an additional bedroom with an en-suite shower room, a utility room, a spacious cellar with a mezzanine providing ample storage, and a large garage.

The upper floor features a bright and welcoming living room, a separate kitchen, two bedrooms, and a family bathroom with WC. A generous terrace, enjoying east, south, and west-facing aspects.

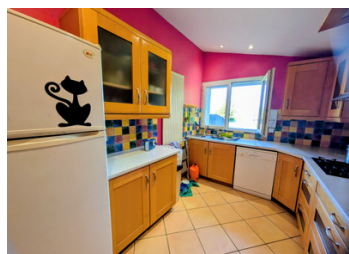
Set within landscaped grounds enhanced by truffle oak trees, the property also benefits from additional free agricultural land—an exceptional feature, perfectly suited for keeping horses, developing an equestrian project, or accommodating other animals. The grounds are also suitable for a swimming pool.

ENERGY - DPE



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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

Built in the 1840s, this characterful stone property offers approximately 145 sqm of living space and stands out for the quality of its construction, its generous volumes, and its strong potential for further development.

Arranged over two levels, the layout is both practical and adaptable.

On the ground floor, a separate area can be converted into a self-contained studio with shower room, offering excellent potential for rental income or guest accommodation. A bedroom with its own shower room also allows for single-level living. This floor further includes a utility room, a cellar with mezzanine providing ample storage space, and a large garage.

Upstairs, the main living area benefits from consistent natural light and direct access to the outdoors. The living room offers well-balanced proportions and a warm, inviting atmosphere. The separate kitchen maintains a functional layout and can easily be redesigned if desired. Two additional bedrooms and a bathroom with WC complete this level.

A spacious terrace extends the living areas and creates an ideal setting for outdoor dining and entertaining. Its triple east, south, and west exposure ensures sunlight throughout the day and enhances the open views over the surrounding countryside.

The grounds are planted with oak trees, including truffle oaks, contributing to the character of the setting. An adjoining agricultural plot, free of any lease or occupancy, adds significant value and is particularly well suited for an equestrian project or keeping animals. The land is suitable for a swimming pool, offering further development potential.

From a technical...

LOCAL TAXES

Taxe foncière: **2318 EUR**

NOTES