

Bright house with garden, terrace and 3 bedrooms, offering open views – ideal for a holiday retreat.



INFORMATION

Town:	Tulette
Department:	Drôme
Bed:	2
Bath:	1
Floor:	85 m ²
Plot Size:	452 m ²

IN BRIEF

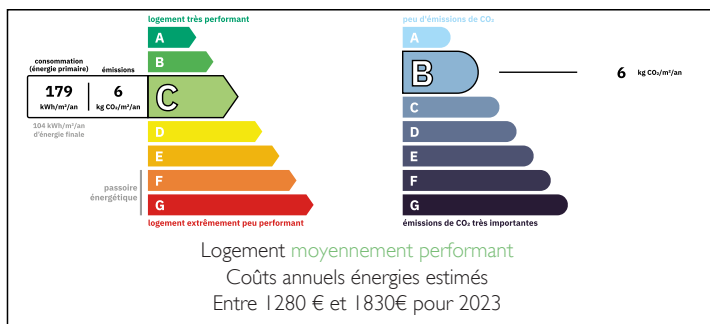
Located in a quiet neighbourhood, this charming home offers a perfect balance of comfort, functionality and quality of life.

The living room, with dining area and open-plan kitchen, provides direct access to a large terrace, creating a bright and welcoming living space thanks to its full south-facing exposure — ideal for enjoying convivial moments with family and friends.

The property features two spacious bedrooms, as well as a study that can be used as a bedroom or a home office. A practical bathroom and a separate WC complete the layout, designed for easy everyday living.

Outside, the garden provides a pleasant setting to enjoy sunny days in a peaceful residential environment. The immediate proximity of schools and a public swimming pool is a real advantage for

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

A cellar, a crawl space and a large garage with a laundry area provide ample storage and parking, while private off-street parking further adds to everyday convenience.

Built in 1996/1997, the property offers a good level of comfort, with an energy performance rating (DPE) of C, compliant electrical installations, and no presence of asbestos.

Well located and easily accessible via main roads, this home represents an excellent opportunity for those seeking a pleasant lifestyle while remaining close to the amenities of nearby towns.

A functional, bright and potential-filled property — not to be missed.

LOCAL TAXES

Taxe foncière:	1 140 EUR
Taxe habitation:	EUR

Ground Floor

- Entrance with spacious hallway
- Living room with adjoining dining area (31.5 m²)
- Open-plan kitchen (6.5 m²)
- Terrace (15 m²)

First Floor

- 2 bedrooms (10.6 m² and 10 m²)
- Study / bedroom (8.4 m²)
- Landing with storage space (5.7 m²)
- WC (1.35 m²)
- Bathroom (4.8 m²)

Garden Level

- Garage with laundry area (44.5 m²)
- Access to crawl space
- Cellar located beneath the terrace

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

NOTES