

Charming Character Property with Generous Living Space and Outstanding Potential in the Southern Ardèche



INFORMATION

Town:	Aubenas
Department:	Ardèche
Bed:	4
Bath:	1
Floor:	187 m ²
Plot Size:	1689 m ²



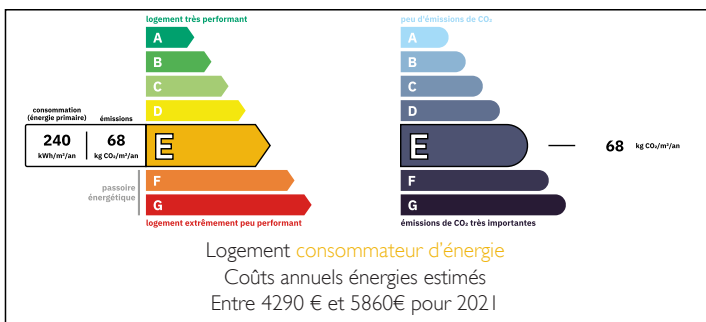
IN BRIEF

Authentic 187 m² character property with outstanding potential, located in a sought-after village close to Aubenas and the beautiful villages of Vogüé and Balazuc.

Originally the village café, this charming period home retains many original features including high ceilings, a magnificent stone staircase, wooden floors and elegant French doors.

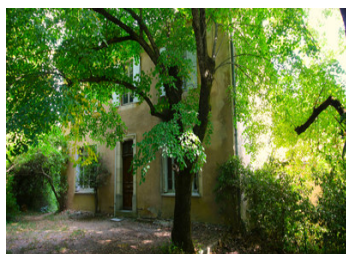
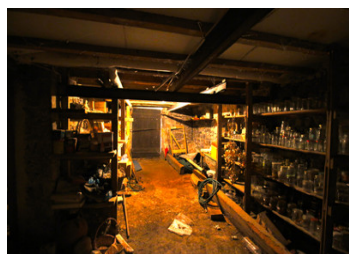
The accommodation includes spacious reception rooms (2x20 m²), a dining room (23 m²), an original country kitchen (18 m²), four generous bedrooms (18/18/18/15 m²), a 65 m² convertible attic, a full-height cellar beneath the entire house, plus a garage and adjoining barn (50 m²) with excellent potential to create an independent gîte or guest accommodation. The main roof was renewed and insulated in 2015. Set on a mature 1,689 m² plot with space for a swimming pool.

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 authentic 187 m² character home comes with a remarkable history. Set in a sought-after village close to Aubenas and just a short drive from Vogüé and Balazuc, two of France's officially recognised Most Beautiful Villages, the property enjoys an excellent location surrounded by stunning countryside, walking trails and cycling routes. It is an ideal opportunity for anyone looking for a spacious family home or dreaming of creating a charming guest house with independent holiday accommodation.

Originally the village café at the beginning of the twentieth century, the property still reflects its rich past. Behind its modest façade lie surprisingly generous rooms with high ceilings, an impressive natural stone staircase, beautiful original wooden floors and elegant French doors. Features such as these give the house a warmth and authenticity that have become increasingly rare.

NOTES

The welcoming entrance hall forms the heart of the house. On the left are the elegant sitting room (20 m²) and lounge (20 m²) overlooking the garden, while to the right are the dining room (23 m²) and the original country kitchen (18 m²), still full of character. A separate cloakroom completes the ground floor. At the end of the hallway, a beautiful stone staircase leads down to the impressive cellar extending beneath the entire house. With full standing height and its own external entrance, it offers numerous practical possibilities.

The magnificent staircase leads to the first floor, where a spacious landing provides access to four generous bedrooms (18/18/18/15 m²), a bathroom...