

Donzère - Drôme - House with 2 bedrooms, indépendant studio and 2 guest rooms and garden



INFORMATION

Town:	Donzère
Department:	Drôme
Bed:	4
Bath:	4
Floor:	187 m2
Plot Size:	472 m2



IN BRIEF

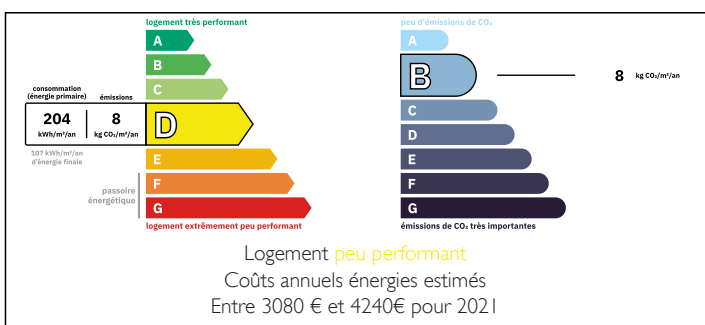
A characterful 7-room property in the historic centre of Donzère, ideal for combining living and letting.

The property comprises:

- * A main residence with 2 bedrooms (19 and 13 m²).
- * A self-contained studio of approximately 40 m² with a kitchen.
- * 2 guest rooms (13 and 15 m²) with their own terrace, currently let.
- * A spacious, fully enclosed and shaded private garden of 425 m², offering complete privacy.

Thanks to its location just 8 minutes from the A7, near Montélimar and the ViaRhôna, the property is easily accessible and attractive for holiday rentals.

ENERGY - DPE



A charming property with plenty of character and

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

Characterful house with rental potential in the historic centre of Donzère

A unique combination of authentic charm, space and attractive rental potential.

In the heart of the historic centre of Donzère lies this exceptional, characterful 7-room property. A rare opportunity for anyone looking for a charming home that also offers excellent potential for a gîte, chambres d'hôtes or Airbnb.

The property comprises a spacious main house and charming outbuildings:

The main house

* A spacious two-bedroom flat measuring approximately 19 m² and 13 m².

* A studio of approximately 40 m² on the upper floor, fitted with a kitchen.

The outbuildings

At the back of the garden are two charming guest rooms measuring approximately 13 m² and 15 m². Both rooms have their own terrace and are currently let, providing an immediate insight into the property's rental potential.

A real highlight is the beautiful, enclosed garden of 425 m². The garden is delightfully shaded and offers complete privacy, with no overlooking. A surprisingly peaceful spot where you can enjoy the outdoors, right in the heart of the historic centre.

Excellent accessibility

The property is also conveniently situated in relation to key amenities and transport links:

* approximately 8 minutes from the A7 motorway

* near Montélimar railway station

LOCAL TAXES

Taxe foncière: **766 EUR**

NOTES