



EXPERIENCE THE BEST OF PROVENCE –  
EXCEPTIONAL PROPERTY WITH THREE HOMES  
AND STUNNING VIEWS IN VINSOBRES



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VINS...



PROPERTY FACT FILE	
REFERENCE	A27612NEB26
PRICE	€ 1,100,000 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	11
BATHROOM	5
ACCOMMODATION	375 m <sup>2</sup>
LAND	6636 m <sup>2</sup>
TOWN	Vinsobres
DEPARTMENT	
LOCATION	Village property
TYPE	Maison de Vacances, Bed and Breakfast, House
CONDITION	Good condition
FEATURES	Swimming Pool, Other Drainage, Private parking
<small>*Price based on current exchange rate which is subject to change</small>	







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Set amidst the rolling hills, organic vineyards, lavender fields, olive groves, and truffle oaks of the Drôme Provençale, this unique estate offers a rare opportunity to embrace the authentic lifestyle of southern France. Located just outside the charming hilltop village of Vinsobres—only 10 minutes from Nyons, 20 minutes from

## DESCRIPTIF

The estate comprises three independent homes of approximately 190 m<sup>2</sup>, 120 m<sup>2</sup>, and 65 m<sup>2</sup>, nestled on a plot of around 6,635 m<sup>2</sup>. Each home faces south and boasts breathtaking panoramic views, including the iconic Mont Ventoux. With no immediate neighbors and surrounded by pristine countryside, the setting offers total tranquility.

The main house features its own private pool, while the two guest houses—currently operated as successful vacation rentals—share a second pool. The layout is ideal for extended families, groups of friends who value both connection and privacy, or buyers looking to continue a well-established rental business.

A natural spring supplies fresh, potable water to all three homes and both pools via a reservoir system with a total capacity of 17 m<sup>3</sup>—an eco-friendly and cost-efficient advantage.

In addition to the living spaces, the property includes three outbuildings (22 m<sup>2</sup>, 36 m<sup>2</sup>, and 50 m<sup>2</sup>), multiple parking areas, and spacious terraces perfect for enjoying long summer evenings with local wine and sweeping views.

The village of Vinsobres, just 1 km away, is known for its award-winning organic wines and warm Provençal character. With easy access to markets, restaurants, and cultural sites, this location strikes a perfect balance between rural charm and modern convenience.

Whether you're seeking a large family estate, a shared vacation retreat, or a turnkey rental investment in the heart of Provence, this extraordinary property offers

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A27612NEB26>

COMPLETE FILE AND PHOTO ON REQUEST



LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

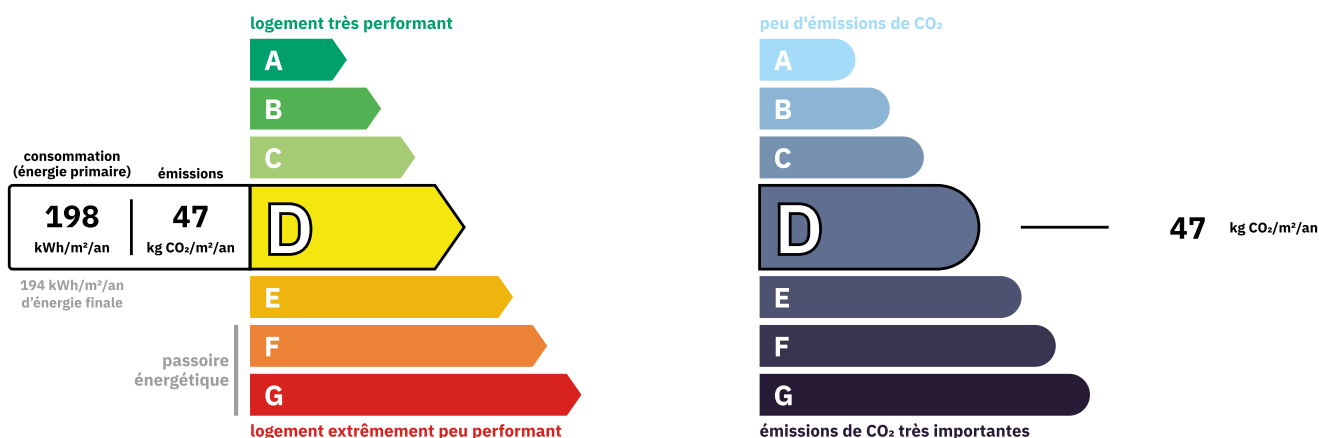
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## ENERGIE-DPE

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



Property **Poorly efficient**  
Estimated annual energy costs  
between 4680 € and 6420€ for 2021

## NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchange rates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

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3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

## CONTACT

Réf : A27612NEB26  
FILE COMPLETE  
AND PHOTOS  
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