





# PROPERTY WITH PANORAMIC VIEWS, DUAL RESIDENCES, 2 POOLS AND AWARD-WINNING GARDEN IN DRÔME PROVENÇALE

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PROPERTY WITH
PANORAMIC VIEWS, DUAL
RESIDENCES, 2 POOLS
AND AWARD-WINNING
GARDEN IN DRÔME
PROVENICA





#### PROPERTY FACT FILE

REFERENCE A37154DMG26

PRICE € 850,000

£ 0\*

\*agency fees to be paid by the seller

BEDROOM 9

BATHROOM 6

ACCOMMODATION 298 m<sup>2</sup>

LAND 6390 m<sup>2</sup>

TOWN Aubres

**DEPARTMENT** 

LOCATION Village property

TYPE Gîtes, House, Villa

CONDITION Good condition

FEATURES Swimming Pool, Other Drainage,

Private parking

\*Price based on current exchange rate which is subject to change





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REPORTS

Discover a rare gem in the heart of the Drôme Provençale, where Provence's timeless charm meets modern sustainability and generous living space.

Set on over 6,400 m<sup>2</sup> of landscaped, award-winning gardens, this exceptional estate offers a unique combination of comfort, tranquility,

#### **DESCRIPTIF**

Large bay windows provide plenty of natural light in living areas featuring cathedral ceilings.

Thanks to solar and photovoltaic panels with storage batteries, a reversible heat pump and rainwater recovery systems, the property is extremely energy-efficient, and is aiming for total self-sufficiency in electricity.

There is ample storage space, with a basement covering the entire surface area of the two dwellings, as well as several greenhouses, sheds and a double carport.

The two houses, are side by side but not overlooked.

They can be joined together by creating an opening to benefit from a single large dwelling.

Each has its own private pool area.

House no. I (7 main rooms for I62 m2):

**GROUND FLOOR:** 

Dining room - living room with open-plan fitted kitchen: 61 m2 (opening onto two beautiful terraces, one with a bread oven)

Storeroom: 5.30 m2 Bedroom 1: 12.30 m2

Bedroom 2 with shower room (communicating or independent): 19

m2

WC with washbasin: 1.30 m2

1st floor:

Cupboards and storage space

Bedroom 3 with shower room: 16.80 m2 (+ closet)

Bedroom 4: 12.20 m2 (+ closet) Bedroom 5: 13.60 m2 (+ closet)

Bathroom: 4.50 m2 WC: 1.20 m2

House no. 2 (6 main rooms for 136 m2):

**GROUND FLOOR:** 

Living - dining room with open fitted kitchen: 51 m2 opening onto terrace

More Online :

https://leggettprestige.com/luxury-property-for-sale/view/A37154DMG26

COMPLETE FILE AND PHOTO ON REQUEST



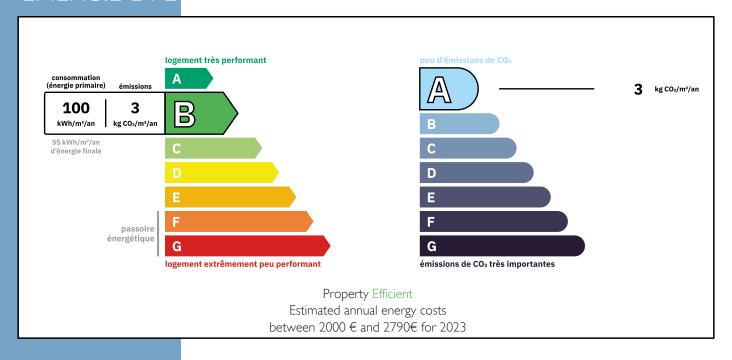




PROPERTY WITH PANORAMI VIEWS, DUAL RESIDENCES, 2 POOLS AND AWARD-WINNING GARDEN IN DRÔME PROVENCA Information about risks to which this property is exposed is available on the Géorisques website : <a href="https://www.georisques.gouv.fr/">https://www.georisques.gouv.fr/</a>

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### **ENERGIE-DPE**



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## CONTACT

Réf :A37154DMG26 FILE COMPLETE AND PHOTOS ON REQUEST



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