LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL



# DRÔME PROVENÇALE, CHARACTER VILLA IN A PEACEFUL LOCATION, PANORAMIC VIEWS, PRIVILEGED ENVIRONMENT

www.leggettprestige.com LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE,
UK Freephone: 08700115151 Telephone: +33 553 608 488 E-mail: prestige@leggett.fr

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## PROPERTY FACT FILE

| | |
|---|---|
| REFERENCE | A38665DMG26 |
| PRICE | € 749,000<br>£ 0*<br>*agency fees to be paid by the seller |
| BEDROOM | 3 |
| BATHROOM | 2 |
| ACCOMMODATION | 202 m² |
| LAND | 1965 m² |
| TOWN | Aubres |
| DEPARTMENT | |
| LOCATION | Village property |
| TYPE | Maison de Vacances, House, Villa |
| CONDITION | |
| FEATURES | Other Drainage, Private parking, Detached |

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

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Located on the heights of a typical provençal village, just a few minutes from NYONS, this beautiful villa offers an exceptional living environment.
It is set on 1965 m² of landscaped grounds with trees and an olive grove.



# DESCRIPTION

This villa stands out for the quality of its finishes and carefully selected materials (galandage openings, two beautifully fitted kitchens, top-of-the-range equipment).
The interior architecture is unusual, with sloping walls lending each room authentic charm and unique character.

Reversible heat pump integrated into the ceilings, electric underfloor heating on the main level and reversible air conditioning on the lower level.
Please note: without the electric underfloor heating, the property would be classified as 'C' on the EPC instead of 'D'.



Upper ground floor: The living room, kitchen and bedroom open onto the terrace.
Hallway + WC: 3.80 m2
Living/dining room: 41 m2
Fitted kitchen: 13.40 m2
Master suite:
Bedroom: 22.60 m2
Shower room with WC: 10.50 m2
Dressing room: 8.45 m2
Terrace: 50 m2

Garden level:
Living room - dining room - lounge (or bedroom): 43 m2
Fitted kitchen: 5 m2
Bedroom: 17.50 m²
Bedroom: 22.30 m²
Shower room: 4.70 m²
Toilet: 1.50 m²
Hallway: 8 m²
Crawl space with wine cellar and pantry.



Open garage for two cars: 30 m²
Storage space: 7 m²

AUBRES offers a peaceful, natural setting while remaining close to all amenities: schools, supermarkets, restaurants, healthcare services, and

More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A38665DMG26

COMPLETE FILE AND PHOTO ON REQUEST

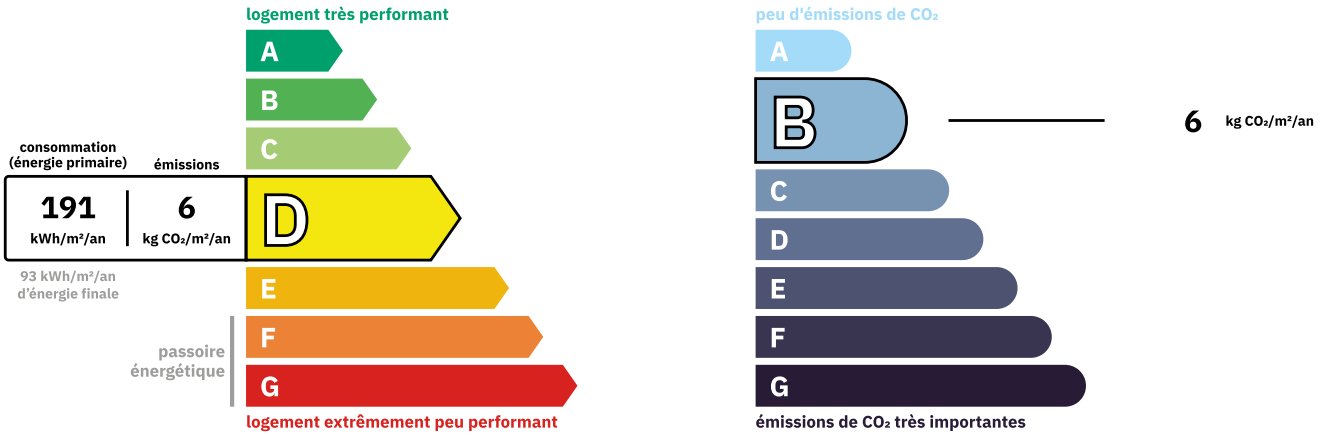
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

# ENERGIE-DPE




Property Poorly efficient
Estimated annual energy costs
between 2740 € and 3800€ for 2023

# NOTICE

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

1: Quoted prices are subject to fluctuations in exchangerates. 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.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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 :A38665DMG26

FILE COMPLETE AND PHOTOS ON REQUEST

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