



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

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ENVIRONMENT...



PROPERTY FACT FILE	
REFERENCE	A38665DMG26
PRICE	€ 795,000 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	3
BATHROOM	2
ACCOMMODATION	202 m ²
LAND	1965 m ²
TOWN	Aubres
DEPARTMENT	
LOCATION	Village property
TYPE	Maison de Vacances, House, Villa
CONDITION	
FEATURES	Other Drainage, Private parking, Detached
<small>*Price based on current exchange rate which is subject to change</small>	





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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.

DESCRIPTIF

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



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

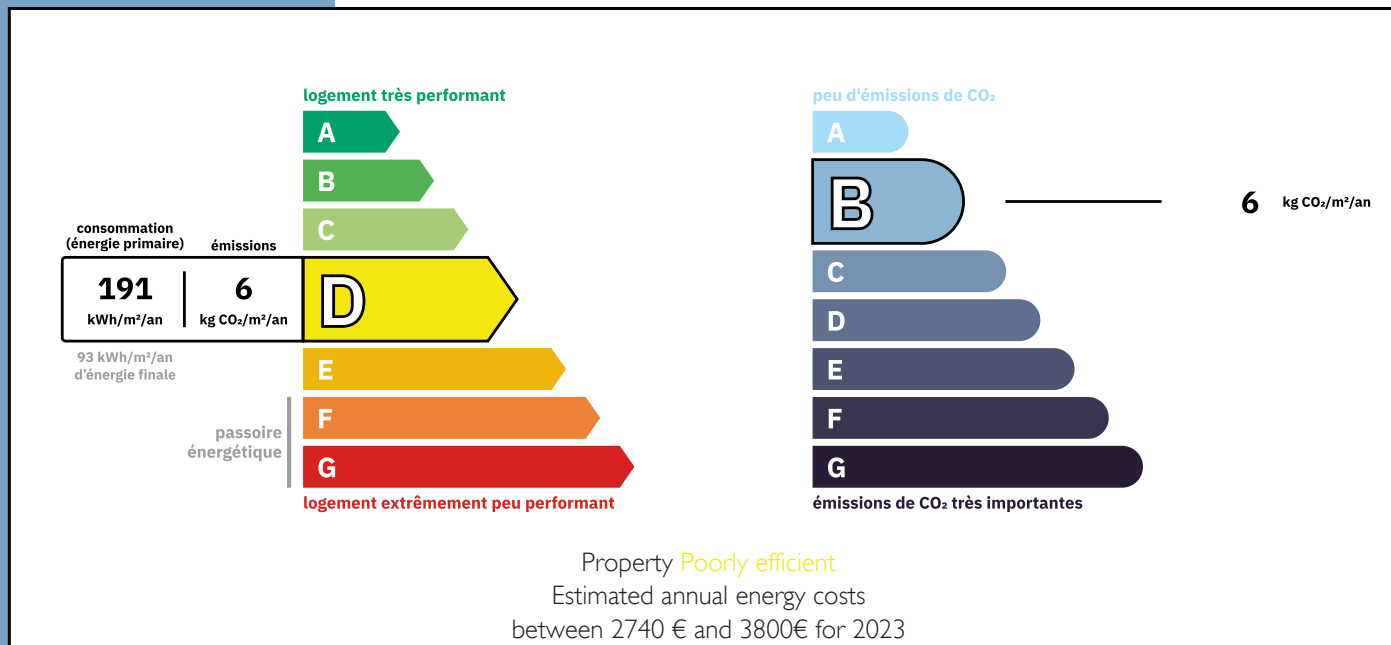
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ENERGIE-DPE

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



NOTICE

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

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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 : A38665DMG26
FILE COMPLETE
AND PHOTOS
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