



A PEACEFUL HAVEN – 1905 FARMHOUSE WITH COTTAGE AND POND



PROPERTY FACT FILE	
REFERENCE	A43743MKF26
PRICE	€ 680,000 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	5
BATHROOM	3
ACCOMMODATION	246 m ²
LAND	48395 m ²
TOWN	Saint-Christophe-et-le-Laris
DEPARTMENT	
LOCATION	Village property
TYPE	Maison de Vacances, House, Country House
CONDITION	
FEATURES	Other Drainage, Lake, Garage

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



- House & holiday cottage
- Pond
- orchard
- excellent energy efficiency
- wood-fired oven

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1905 FARMHOUSE WITH
COTTAGE AND POND...

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Authentic 1905 farmhouse, fully renovated, featuring a main house and an independent guest cottage. Nestled in a peaceful setting, the property charms with its pond, and traditional wood-fired bread oven, offering a unique lifestyle blending nature and serenity.

DESCRIPTION

In the heart of the Drôme des Collines, set within a preserved natural environment, this exceptional property with its adjoining guest house, located just 10 minutes from the Palais Idéal du Facteur Cheval, perfectly embodies refined country living. Sheltered from any disturbance, this authentic farmhouse dating back to 1905 has undergone a remarkable renovation, enhancing its original character with high-quality contemporary features.

Set on more than 4 hectares, the estate offers a rare setting where every space has been designed to combine comfort, serenity, and aesthetic appeal. The main house, with a surface area of 162 m², comprises a spacious and bright living area featuring a 27 m² dining room, a 20 m² lounge, an open-plan kitchen, as well as a utility room, an office, a shower room, and separate toilets.

Upstairs, the sleeping area offers three peaceful bedrooms along with an elegant bathroom finished with bangkirai wood flooring. The approximately 60 m² attic space provides rare development potential, allowing for additional bedrooms or a leisure area.

The adjoining 84 m² guest house completes the ensemble harmoniously.

Outside, the property reveals its full charm: a 2,000 m² pond, featuring a small island, blends seamlessly into the landscaped grounds bordered by an orchard. The enclosed grounds of around 2 hectares ensure privacy and security. A former sheep barn currently housing livestock offers strong development potential and can easily be converted in...



More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A43743MKF26>

COMPLETE FILE AND PHOTO ON REQUEST

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

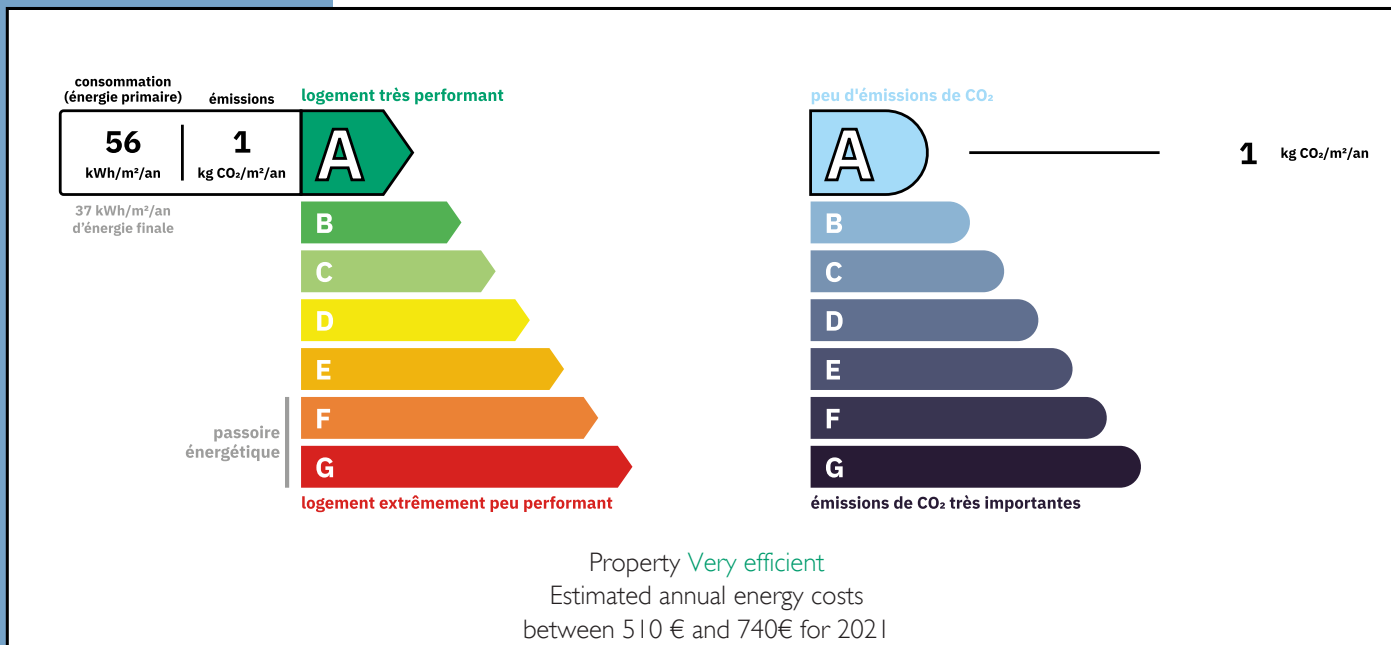
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr

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

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ENERGIE-DPE



NOTICE

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CONTACT

Réf :A43743MKF26
FILE COMPLETE
AND PHOTOS
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LEGGETT
IMMOBILIER INTERNATIONAL

Téléphone : +33 553 608 488
E-mail: prestige@leggett.fr

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