



EXCEPTIONAL CHARACTER PROPERTY IN THE ARDÈCHE – 675 M²



PROPERTY FACT FILE	
REFERENCE	A44942MKF07
PRICE	€ 750,000 £ 0* *agency fees to be paid by the seller
BEDROOM	12
BATHROOM	4
ACCOMMODATION	675 m²
LAND	284978 m²
TOWN	Saint-Laurent-du-Pape
DEPARTMENT	
LOCATION	Village property
TYPE	Maison de Vacances, Bed and Breakfast, House
CONDITION	Good condition
FEATURES	Garage, Private parking, Barns - outbuildings
*Price based on current exchange rate which is subject to change	



- A former silk farm filled with soul
- Existing guest house business
- Landscaped park, private forest, and century-old c
- Strong event and tourism potential
- Saint-Laurent-du-Pape, in the Eyrieux Valley.

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In the heart of the Ardèche, in Saint-Laurent-du-Pape, 30 minutes from Valence and the TGV station, an exceptional former silk farm dating from 1820 offering approximately 675 m² of living space on an estate of nearly 2 hectares with parkland, private forest, and century-old cedar trees.

DESCRIPTION

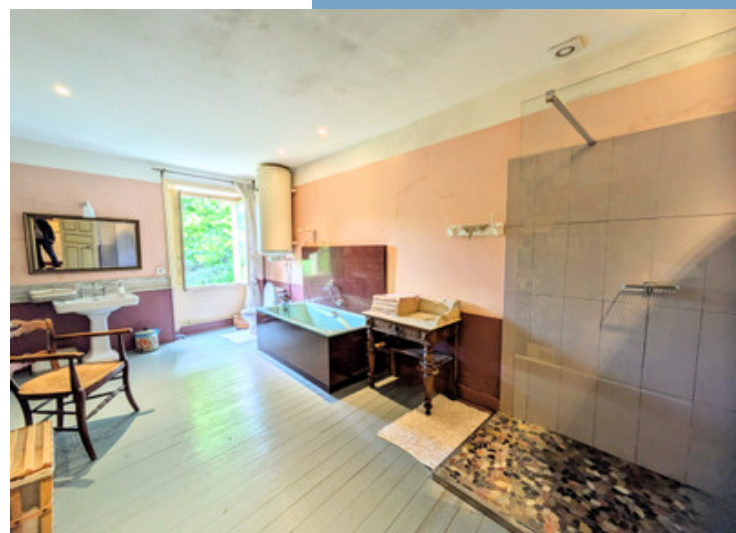
In the heart of the Ardèche, in Saint-Laurent-du-Pape, just 30 minutes from Valence and the TGV station, and 20 minutes from the A7 motorway, lies an extraordinary property: a former silk farm dating back to 1820, steeped in history and offering a majestic setting with exceptional potential.

From the moment you enter, the spectacular 200 sqm orangery reveals itself as the beating heart of the estate. With soaring 11-meter-high ceilings, this majestic, light-filled space is ideally suited for weddings, private receptions, exclusive seminars, or artistic events.

The property captivates with the generosity of its volumes, the richness of its architecture, and the authenticity of its historic features. Spanning more than 1,000 sqm of built space, the residence was designed for hosting: it includes twelve bedrooms, a reception lounge, and a semi-professional kitchen, making it equally suitable as an exceptional private residence or a high-end hospitality venture.

Currently operated as a guesthouse, the property is immediately functional and offers remarkable potential to develop into a charming destination, an event venue, or a prestigious retreat.

The estate extends over 28 hectares, offering complete privacy. A true jewel of the grounds, a forest of century-old cedar trees watches over the property, bringing an atmosphere of serenity and a rare landscaped identity. The proximity of the Dolce Via further enhances the appeal of the estate, providing privileged access to one o...



More Online :
<https://leggettprestige.com/luxury-property-for-sale/view/A44942MKF07>

COMPLETE FILE AND PHOTO ON REQUEST

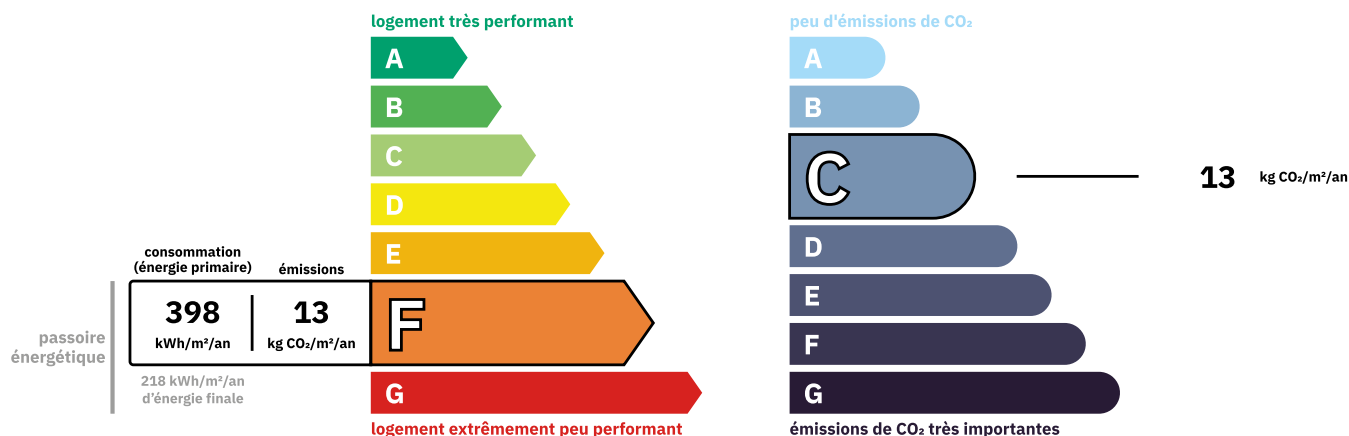
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PROPERTY IN THE ARDÈCHE
675 M²...

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



Property **Very energy consuming**
Estimated annual energy costs
between 13090 € and 17770€ for 2021

NOTICE

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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

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FILE COMPLETE
AND PHOTOS
ON REQUEST

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