LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL



EXCEPTIONAL 19TH-CENTURY ESTATE BETWEEN VALENCE & MONTÉLIMAR
12,492 M² | EPC B | GUESTHOUSE & EVENTS

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PROPERTY FACT FILE

REFERENCE	A45028MKF26
PRICE	€ 2,000,000 £ 0* *agency fees to be paid by the seller
BEDROOM	16
BATHROOM	10
ACCOMMODATION	946 m²
LAND	12492 m²
TOWN	Loriol-sur-Drôme
DEPARTMENT	
LOCATION	Town property
TYPE	Maison de Vacances, Bed and Breakfast, House
CONDITION	
FEATURES	Swimming Pool, Mains drainage, Garage

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



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- 19th-century property, energy rating B
- Peaceful setting near TGV & A7
- 3 independent buildings, guesthouse potential
- 946 m² with 6 independent suites
- 12,492 m² private, enclosed wooded grounds

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Less than 30 minutes from the TGV high-speed train station and just a few minutes from the A7 motorway, this fully renovated 19th-century former silk farm sits within 12,492 m² of enclosed, tree-lined grounds. With an energy rating of B, the property is equally suited to a private residence or a hospitality and events project.



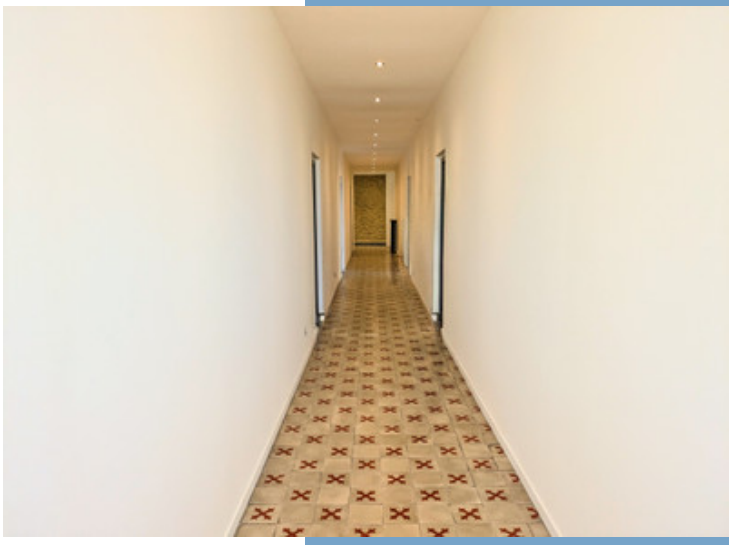
DESCRIPTION

Between Valence and Montélimar, less than 30 minutes from the TGV high-speed train station and just a few minutes from the A7 motorway, this fully renovated 19th-century former silk farm offers a rare property of approximately 12,492 m² of enclosed, tree-lined grounds. The property benefits from an energy rating of B.

A PROPERTY DESIGNED FOR LIVING, ENTERTAINING AND HOSPITALITY

Behind its historic character, the property offers a highly versatile layout.

It could be used as an exceptional family residence, a luxury guesthouse, a reception venue, an events property, or for seminars, retreats and other tourism-related activities. The three independent buildings allow private and guest areas to be kept separate.



THE MAIN RESIDENCE – APPROX. 576 M²

The main building offers approximately 576 m² of living space, with generous volumes suited both to family life and hospitality.

It features two large reception rooms of approximately 100 m² and 50 m², together with a 50 m² open-plan kitchen and dining area, fitted with, among other features, elegant Zimbabwe Black granite worktops.

Accommodation comprises six independent suites, each with a bedroom, sitting room, shower room and private WC.

This configuration is particularly well suited to a luxury guesthouse or to welcoming groups, while also offering a comfortable private residence.

A large, already insulated attic provides further potential for conversion.



A SEPARATE 146 M² HOUSE

More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A45028MKF26

COMPLETE FILE AND PHOTO ON REQUEST

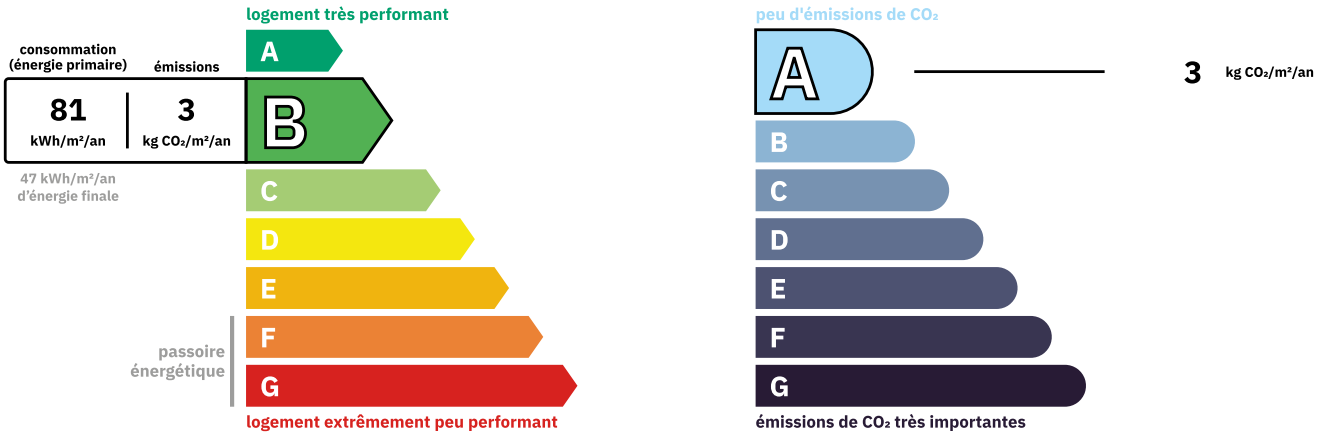
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Efficient
Estimated annual energy costs
between 4210 € and 5760€ 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

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FILE COMPLETE AND PHOTOS ON REQUEST

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