LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL

RENOVATED FARMHOUSE WITH COURTYARD AND PANORAMIC 360° VIEWS, SITUATED ON A PLOT OF APPROXIMATELY 5.75 HECTARE

www.leggettprestige.com LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE,
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RENOVATED FARMHOUSE WITH COURTYARD AND PANORAMIC 360° VIEWS, SITUATED ON A PLOT OF APPROXIMATELY 5...

PROPERTY FACT FILE

REFERENCE	A46418PAP07
PRICE	€ 888,000 £ 0* *agency fees to be paid by the seller
BEDROOM	6
BATHROOM	6
ACCOMMODATION	255 m²
LAND	57598 m²
TOWN	Vallon-Pont-d'Arc
DEPARTMENT	
LOCATION	Village property
TYPE	Maison de Vacances, Bed and Breakfast, House
CONDITION	Good condition
FEATURES	Private parking, High speed internet, Detached

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

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- Charming courtyard with several terraces.
- Two independent guest accommodations (gîtes).
- Energy rating C.
- Solar panels providing electricity for own consump
- 5.75 hectares of land with spectacular 360° views

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Beautiful fully renovated stone Mas located in the southern Ardèche, enjoying an exceptional natural setting with breathtaking 360° panoramic views.

Set on 5.75 hectares of land, this peaceful property offers a charming

DESCRIPTION

Renovated stone Mas in the southern Ardèche with courtyard, guest accommodations, 5.75 hectares of land and breathtaking 360° views

This beautifully renovated stone Mas enjoys a truly unique location at the end of a small lane, surrounded by nature and offering a spectacular 360° panorama. From the property, you can admire several mountain ranges and iconic peaks, including the Dent de Rez to the north, the Pic Saint-Loup and Mont Bouquet to the south, and Mont Ventoux to the east.

The charming enclosed courtyard forms the heart of the property. It features a veranda, an outdoor kitchen with adjoining cellar, and a separate entrance door providing access to a bedroom with its own bathroom. The courtyard also gives access to a relaxation area, with a wine cellar behind it, as well as another spacious cellar opposite the authentic bread oven. In addition, there is a second intimate courtyard beneath a beautiful tree, where you can relax in the shade and enjoy the magnificent views in complete tranquillity.

A stone staircase leads to the covered terrace, a wonderful place offering breathtaking views over the surrounding landscape. From this terrace, a private entrance provides access to a spacious bedroom (25m²) with its own bathroom. The terrace also leads to the dining room (18m²) , which benefits from the same spectacular panorama.

From the dining room, you reach the kitchen (18m²), the living room (27m²) and a bedroom (20m²) with its own shower room. The living r...

More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A46418PAP07

COMPLETE FILE AND PHOTO ON REQUEST

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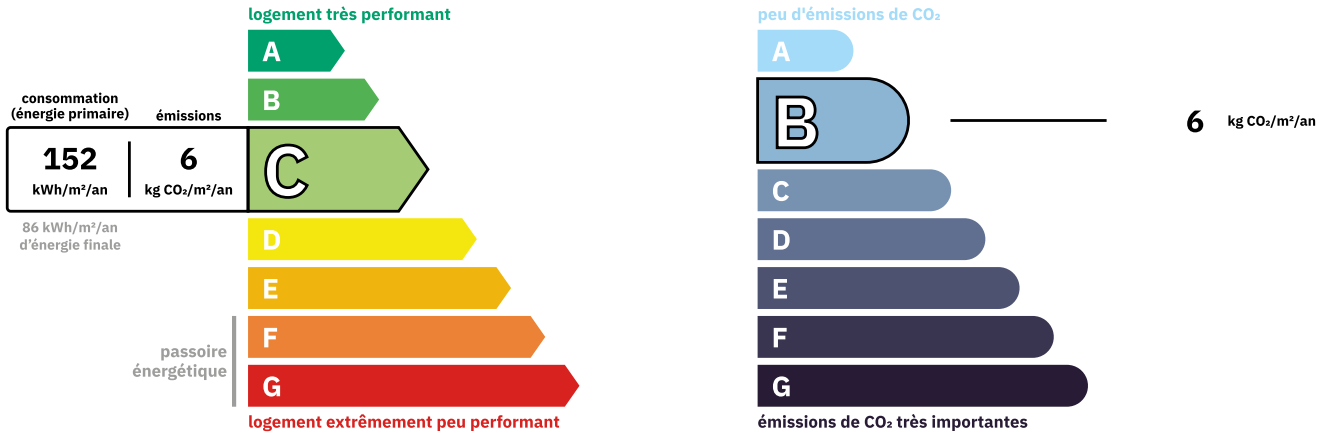
Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Moderatly efficient
Estimated annual energy costs
between 3330 € and 4580€ 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 :A46418PAP07
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