

UNDER OFFER - Superb, fully-equipped studio in a renovated château next to the thermal baths.

EXCLUSIVE



INFORMATION

Town:	Montbrun-les-Bains
Department:	Drôme
Bed:	0
Bath:	0
Floor:	32 m2
Plot Size:	0 m2

IN BRIEF

Here's the translation of the provided text into English:

Superb 32 m² studio on the second floor of the château, with elevator, in the heart of a 4-hectare wooded park, just steps away from the thermal baths.

Large room with 3 big windows, a dining table, sofa, armchairs, TV, and a retractable double bed.

Fully equipped kitchen: fridge, cooktop, microwave.

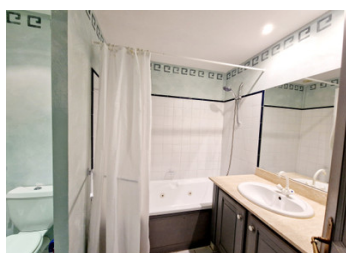
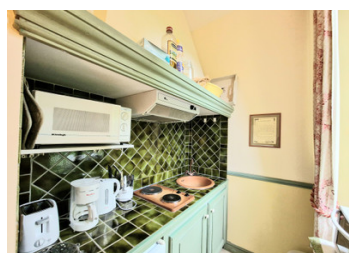
In the château, available for use: a laundry room with washing machines, dryers, bike storage, garden furniture, and all leisure equipment.

Outside: secure swimming pool.

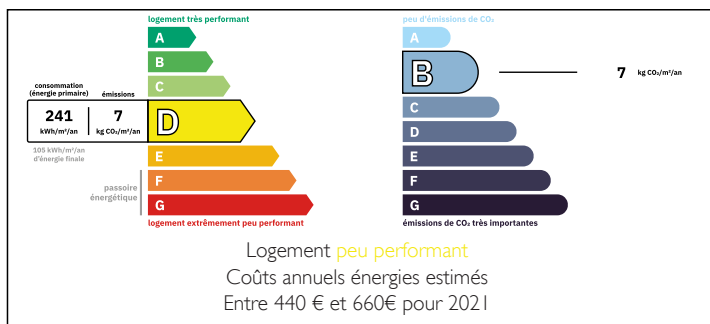
On-site year-round: a concierge service.

Air conditioning and oil heating.

The co-ownership charges are about €250/month (annual variations depending on the work undertaken).



ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

Here's the translation of the provided text into English:

The château has undergone several renovations to be adapted to modern needs while preserving its old-world charm. Today, converted into luxury private residences, it continues to attract visitors and tourists, thanks to its exceptional setting and rich history.

The village of Montbrun-les-Bains is renowned for its thermal baths, and the Château des Gipières has played a central role in this activity. The thermal waters of Montbrun are recognized for their health benefits, particularly for respiratory and rheumatic conditions.

The Château des Gipières is located in a stunning natural setting, at the foot of Mont Ventoux. The village of Montbrun-les-Bains is ranked among the most beautiful villages in France and offers numerous outdoor activities, such as hiking, cycling, and, of course, thermal treatments.

Access to Avignon TGV: 1h30

Marseille-Provence Airport: 2h

Co-owned building of 1 units

Provisional annual charges: 2740€

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