

Magnificent, luxurious and spacious domain close to Montélimar. With pool, tennis court, guardian house.

EXCLUSIVE

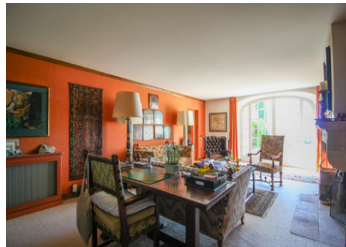


INFORMATION

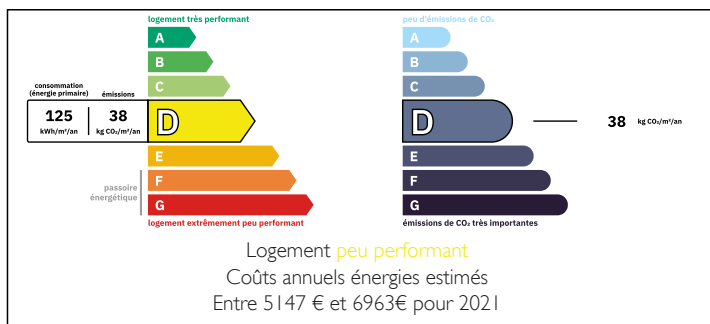
Town:	Allan
Department:	Drôme
Bed:	13
Bath:	9
Floor:	540 m2
Plot Size:	1066229 m2

IN BRIEF

Beautifully renovated, well situated and large estate close to Montélimar. On vast grounds with swimming pool, tennis court and a house for a caretaker or guests.



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 foncière: 5367 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

If you want to enjoy the Drôme Provençale luxuriously, in complete tranquillity, without neighbours, yet close to the first amenities, you will find a magnificent property here, with 9 stylish bedrooms, one of them being a media/TV room, and 6 spacious bathrooms.

The views over the private grounds are majestic, reminiscent of the gardens of Versailles. Furthermore, there is plenty of forest around the property, with 2 small lakes. Absolute tranquillity, surrounded by beautiful nature, is what you will find here.

The house is like a true "domaine", with many rooms for relaxing, studying, dining, reading and just enjoying a glass of delicious Côtes du Rhône wine.

There are 2 spacious bedrooms with their own entrance and bathroom.

In the guardian's house there are 3 bedrooms, 2 living rooms, a kitchen and 3 bathrooms. This house is about 150 metres from the main house.

You will be amazed at the beautifully chosen materials to completely renovate this former farmhouse, in a luxurious style.

Montélimar is less than 15 minutes' drive away, and there are all amenities such as shops, hospitals, a TGV-linked station with several connections a day to Paris. In this region of the Drôme, you can easily get to the Vaucluse, the Gard and the Ardèche, for all kinds of nature and culture. The A7 motorway is less than 10 minutes' drive away. The village of Allan itself, 8 minutes' drive away, has some facilities of its own such as a bakery, a small supermarket...