

Charming village property with 2 bedrooms in a quiet street. Beautiful views.

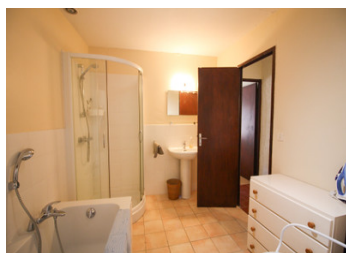
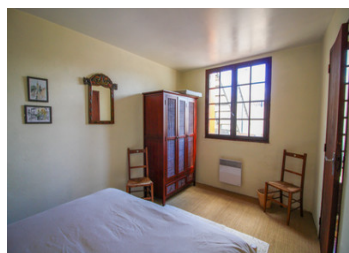


INFORMATION

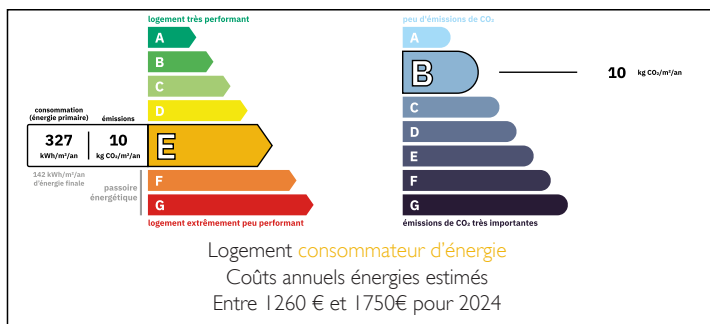
Town:	Mirabel-aux-Baronnies
Department:	Drôme
Bed:	2
Bath:	1
Floor:	50 m2
Plot Size:	35 m2

IN BRIEF

A very nice village property in Mirabel aux Baronnies, popular tourist village in the Drôme Provençale, with many amenities.

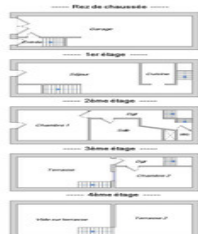


ENERGY - DPE



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: 370 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

This is your chance in a lifetime to have your own old stones holiday home in the beautiful medieval village Mirabel aux Baronnie. It features 2 lovely terraces with breathtaking view on the magnificent landscape, all set for your apéros with the delicious wines and olives of this area.

Public parking is close by. The street where the house sits is very quiet. The bakery is at some 80 meters distance, whereas a real Provencal pub welcomes you, as well as a small supermarket and a restaurant. A medical center is also available, school transport, a local school and a post office.

The house itself has 2 bedrooms, a separate toilet, kitchen, bathroom and living room with a cosey open fireplace. Underneath is a cave for your bikes and motors. Also in the cave the laundry room.

Ground floor:
Cave 30m2 (in total 63m2 accessible caves)

First floor:
Living room with south facing window and open fire place 20m2
Kitchen 4,5m2

Second floor:
Bedroom south facing 12m2
Bathroom with bathtub, wash basin 8m2

Third floor:
Bedroom 11,5m2
Terrace 12m2

Fourth floor:
Terrace 20m2 with water tap and barbecue

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