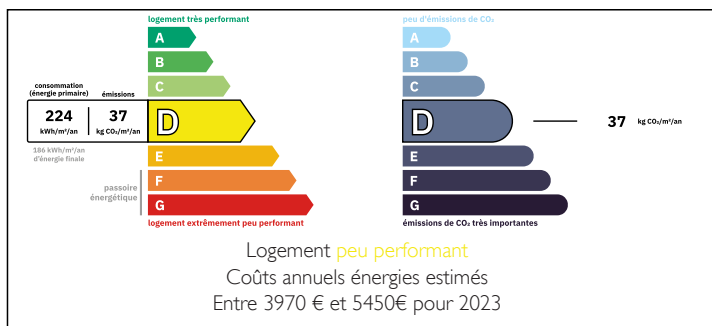


Panoramic Views, Private Pool and Provençal Charm in the Heart of the Drôme Provençale, near Nyons.

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Condorcet
Department:	Drôme
Bed:	5
Bath:	2
Floor:	195 m2
Plot Size:	2646 m2

IN BRIEF

Set in an elevated position above the charming village of Condorcet, this delightful property enjoys a peaceful and sought-after setting with breathtaking panoramic views across the surrounding countryside. Within easy reach of the village centre, it offers the perfect balance of tranquillity, natural beauty and everyday convenience.

Standing in approximately 2,650 m² of land, the property invites you to embrace the relaxed Provençal lifestyle. The outdoor spaces have been designed for enjoying long sunny days with family and friends. A private and secure swimming pool, refurbished in 2023 with a new liner, safety cover and robotic cleaner, provides a wonderful place to relax in complete privacy. A summer kitchen creates the perfect setting for al fresco dining, while several terraces and seating areas can be arranged to suit your preferences. A pétanque court, a charming garden shed and generous...

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.



DESCRIPTION

The house offers approximately 198 m² of living accommodation arranged over two levels, providing flexibility for family living, visiting guests or multi-generational use.

The main living area is located on the first floor and comprises a spacious, light-filled sitting room with an open-plan kitchen and dining area, three bedrooms, a shower room and a separate WC.

On the ground floor, an independent apartment offers two bedrooms, a kitchen, a shower room and a large veranda currently used as an additional living space. A further room with shower and washbasin, a technical room with a recently installed hot water cylinder and a large garage complete the property.

Whether you are looking for a permanent residence, a holiday home or a family retreat in the South of France, this versatile property combines generous living spaces, beautiful surroundings and an authentic Provençal atmosphere.

Condorcet, a picturesque village in the Drôme Provençale, offers a peaceful lifestyle surrounded by rolling hills, lavender fields and olive groves. Popular with both families and active retirees, the village enjoys easy access to the vibrant market town of Nyons (10 km), the Provençal markets, the Baronnies Regional Natural Park, the historic town of Vaison-la-Romaine, Mont Ventoux and the spectacular Ardèche Gorges. Its mild climate, excellent quality of life and year-round appeal make it an increasingly desirable destination in southern France.

A rare opportunity to acquire a welcoming home in an exceptional setting, ready to create wonderful memories for years to come. Viewing is highly recommended.

Please note: the colour...

LOCAL TAXES

Taxe foncière: 1696 EUR

Taxe habitation: 1610 EUR

NOTES