

Drôme Provençale – Lovely village house in a peaceful hamlet, in absolute tranquillity.



## INFORMATION

|             |          |
|-------------|----------|
| Town:       | Montfroc |
| Department: | Drôme    |
| Bed:        | 2        |
| Bath:       | 1        |
| Floor:      | 120 m2   |
| Plot Size:  | 121 m2   |

## IN BRIEF

MONTFROC – Drôme Provençale - Charming and Peaceful Village House.

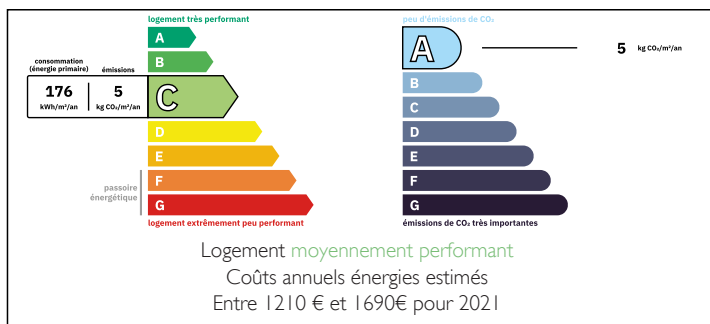
Set on the heights of a quiet hamlet, this delightful village house offers a serene and authentic lifestyle, nestled in the heart of unspoiled natural surroundings.

Perfect for lovers of nature and tranquility, the property features two comfortable bedrooms (one on each level), a mezzanine that can serve as a third bedroom or a home office, a warm and inviting living room with a pellet stove, and an open-plan kitchen with Provençal flair.

Two terraces on either side of the house allow you to enjoy the sun throughout the day, while a bioclimatic pergola makes it possible to enjoy outdoor living in every season.

This cosy and well-insulated home is ideal as either a main residence or a holiday retreat.

## 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: 413 EUR

Taxe habitation: EUR

## NOTES

## DESCRIPTION

In the south of the Drôme Provençale, between Mont Ventoux and the Montagne de Lure, where time seems to stand still.

This house is perched on the heights of the village, accessible via a south-facing terrace equipped with a bioclimatic pergola. The living room, with its pellet stove, is perfect for cosy evenings, while the spacious Provençal-style kitchen naturally extends the living area. A ground-floor bedroom and a small shower room complete this practical and welcoming level.

Upstairs, a large mezzanine with a skylight—ideal as a study, workshop, or third bedroom—overlooks the heart of the home. A wide hallway with built-in storage leads to a second bedroom, a shower room, separate toilets, and best of all, a small, intimate garden hidden from view. A perfect spot for reading, gardening, enjoying a coffee—or simply doing nothing at all.

Comfort features include efficient heating (pellet stove and recent electric radiators), up-to-standard electrical systems, and high-quality insulation. Move-in ready, with nothing to renovate.

Shops and services are just 15 minutes away in Séderon, or 25 minutes in Montbrun-les-Bains, renowned for its thermal baths and lively markets.

This is a home that lives in harmony with nature. Perfect for those seeking peace, simplicity, and friendly neighbours.

Marseille Provence Airport: 1h40

Avignon TGV Station: 1h45

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