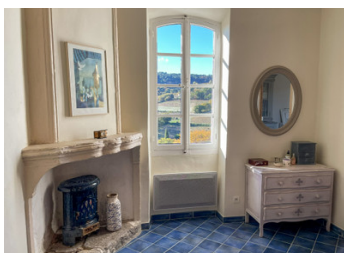


## Elegant Renovated Village House with Stunning Vineyard Views – Vinsobres, Drôme Provençale



## INFORMATION

Town:	Vinsobres
Department:	Drôme
Bed:	2
Bath:	3
Floor:	135 m2
Plot Size:	82 m2



## IN BRIEF

In the heart of the highly sought-after village of Vinsobres, in the beautiful Drôme Provençale, discover this superbly renovated village house offering a rare blend of authentic character, modern comfort, and spectacular views over the surrounding vineyards.

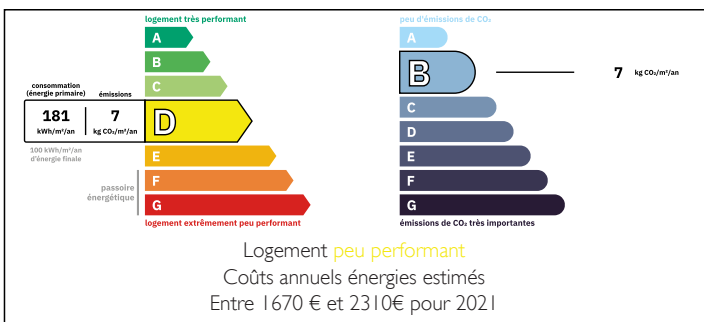
This home is perfectly suited as either a stylish main residence or a charming holiday retreat in the South of France.

A Refined Renovation with High-End Finishes

The house immediately impresses with its generous volumes, quality craftsmanship and carefully selected noble materials:

- Elegant travertine stone floors
- A handcrafted stone staircase (Pierre de la Roche d'Espeil) created by a local artisan
- Beautiful exposed wooden beams in traditional

## 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.



## DESCRIPTION

### Harmonious Layout

#### Ground Floor

- Spacious and light-filled open-plan living area with lounge, dining space and kitchen
- Shower room with WC
- Direct access to a west-facing terrace, perfect for enjoying sunsets over the vineyards of Vinsobres

#### First Floor

- Generous 33 m<sup>2</sup> bedroom
- Shower room with WC and adjoining laundry area

#### Second Floor

- Beautiful 34 m<sup>2</sup> attic-style bedroom, filled with natural light thanks to three motorised Velux skylights with solar shutters (can be divided into two rooms)
- Bathroom with shower and WC
- Impressive ceiling height up to 3.20 m, creating a wonderful sense of space

#### Additional Spaces & Practical Features

- 16 m<sup>2</sup> attached garage (3.30 m ceiling height) with internal access
- Two renovated cellars (26 m<sup>2</sup> and 24 m<sup>2</sup>), ideal for storage, a workshop, wine cellar or creative space

#### Prime Village Location

- Just steps from the village bakery and bistro
- 10 minutes from Nyons
- 20 minutes from Vaison-la-Romaine
- 60 minutes from L'Isle-sur-la-Sorgue

This is a truly special home, where every detail has been designed with taste and care, offering a warm and authentic atmosphere in one of the most desirable villages of the region.

Early viewing highly recommended.

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Information about risks to which this property is exposed is available on the Géorisques website :

## LOCAL TAXES

**Taxe foncière: 702 EUR**

**Taxe habitation: 799 EUR**

## NOTES