

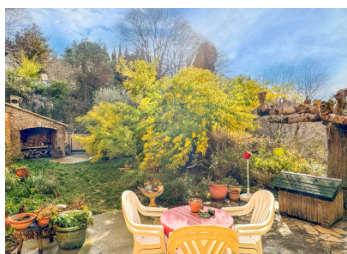
**VENTEROL – Charming stone house in the heart of the village, garden, unobstructed view of nature and car acces**

**EXCLUSIVE**



## INFORMATION

Town:	Venterol
Department:	Drôme
Bed:	3
Bath:	1
Floor:	102 m2
Plot Size:	170 m2



## IN BRIEF

Enjoying pleasant, unobstructed views, this characterful house is built on two levels plus cellars and attics. Ideally located in the center of Venterol, it offers a peaceful and bright setting.

On the ground floor, you will find a fitted kitchen and a living room, facing east, as well as access to the garden on the lower level.

The first floor houses the sleeping area with three bedrooms, a recently renovated shower room, and a separate toilet.

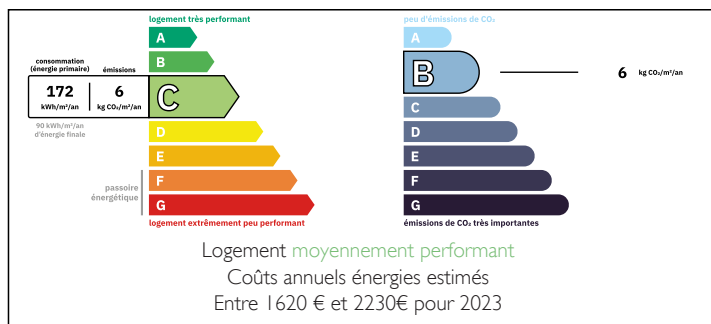
On the top floor, a large convertible space offers additional potential (bedroom, office, leisure area... whatever you desire).

The house has a pleasant south-facing garden, which leads to two beautiful cellars. At the bottom of the garden is a shed with a barbecue.

Car access is possible from the garden, a real plus in the heart of the village.

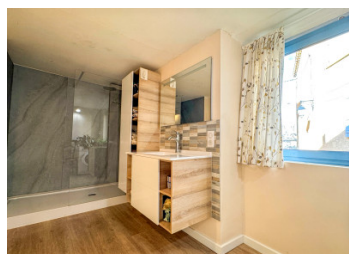
An ideal house for a primary residence, secondary residence,...

## ENERGY - DPE



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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

This attractive house has an excellent energy rating. It has reversible air conditioning on the ground floor and electric radiators upstairs. All the windows have been replaced with aluminum double glazing.

The French ceilings, parquet and wooden floors upstairs, and oak doors give the whole house a warm and authentic atmosphere.

On the lower ground floor, a cellar, which can be converted as required, opens onto the garden. It is complemented by a splendid exposed stone cellar, ideal for wine lovers and tasting sessions. A shed with a barbecue completes the property.

Lower ground floor: at garden level  
2 cellars measuring 20 and 16 m<sup>2</sup>  
Shed with barbecue

Ground floor  
Landing: 2 m<sup>2</sup>  
Fitted kitchen: 17.50 m<sup>2</sup>  
Living room: 24.70 m<sup>2</sup>  
Staircase leading to the garden

First floor:  
Hallway  
Bedroom 1: 18.65 m<sup>2</sup>  
Bedroom 2: 15 m<sup>2</sup>  
Bedroom 3: 7.80 m<sup>2</sup>  
Shower room: 9.90 m<sup>2</sup>  
Toilet: 1.70 m<sup>2</sup>

Top floor:  
30 m<sup>2</sup> attic space with a skylight and two aluminum windows.

Venterol is a charming village in the Drôme Provençale, located just 4 km from NYONS and all amenities. There is a bakery, three restaurants, and a school.

What's more, the location is ideal: just 45 minutes from MONTELMAR train station and 1 hour 45

## LOCAL TAXES

Taxe foncière: **895 EUR**

Taxe habitation: **EUR**

## NOTES