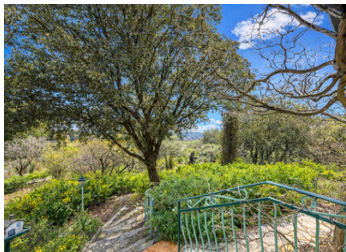


Provençal countryside property with two homes, large land, outbuildings and potential for guest rentals



INFORMATION

Town:	Saint-Pantaléon-les-Vignes
Department:	Drôme
Bed:	4
Bath:	2
Floor:	149 m ²
Plot Size:	5570 m ²



IN BRIEF

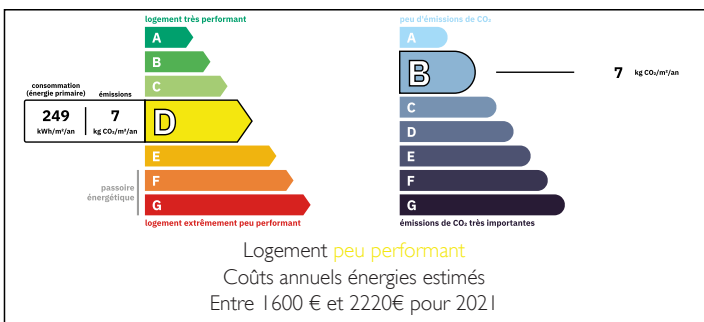
Located in the heart of the beautiful Drôme Provençale countryside, this charming property offers peace, space, and excellent potential in a highly desirable region of southern France.

Set in a quiet natural environment surrounded by vineyards and countryside, the house enjoys a sunny south and east exposure and is situated just 5 km from a lively town with all shops, restaurants, and services.

The property offers approximately 149 m² of living space, currently arranged as two independent living units, making it ideal for a variety of projects such as a family home with guest accommodation, holiday rentals, or a small hospitality business.

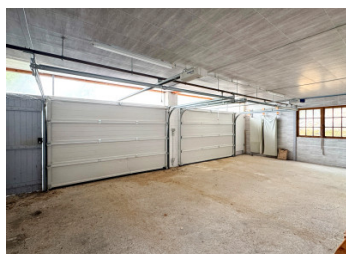
The house sits on a generous 5,500 m² plot of land, in building zone, offering further development possibilities. The land is also suitable for a swimming pool and enjoys a peaceful rural setting.

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

The house features the following amenities: double-glazed windows, electric heating with thermal storage radiators (main living area), mains water, borehole.

GROUND FLOOR (guest accommodation):

Living room: 23 m²

Kitchen: 10 m²

Bedroom: 12 m²

Shower room: 3 m²

Toilet: 2 m²

FIRST FLOOR (main living area):

Entrance hall: 9 m²

Living room with insert fireplace: 35 m² opening onto a south-facing conservatory terrace

Fitted kitchen: 9 m²

Bedroom + cupboard: 11.40 m²

Bedroom + cupboard: 10.50 m²

Shower room (walk-in shower): 6 m²

Toilet: 1.20 m²

SECOND FLOOR:

Mezzanine bedroom: 10.50 m²

This property also stands out for its numerous outbuildings, offering significant potential for conversion depending on your plans:

- Garage (water and electricity): 43 m² which could be converted into living space
- Triple garage (water and electricity) comprising a 21 m² room and a 50 m² area with two electric gates
- A timber shed, a 10 m² workshop shed, a greenhouse and a tool shed.

The spacious grounds, set in peaceful surroundings, allow you to make the most of the outdoors and offer further development potential thanks to its location in a building zone.

A property offering space, tranquillity and potential, ideal for a lifestyle project in Provence or for

LOCAL TAXES

Taxe foncière: 1142 EUR

Taxe habitation: EUR

NOTES