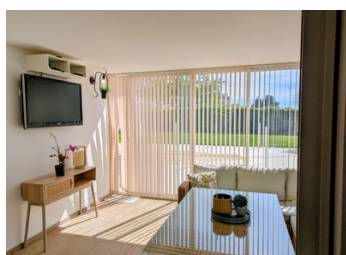
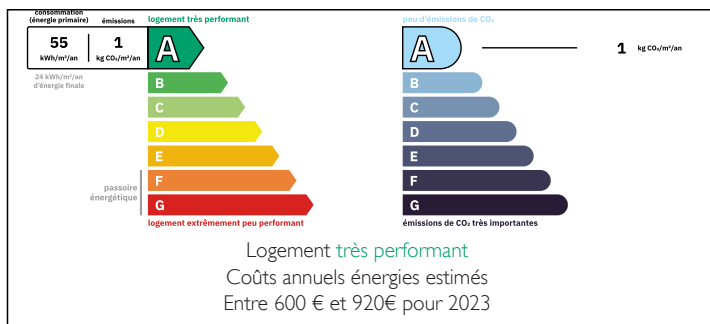


## 5-Room Family Home – Swimming Pool, Panoramic Terrace & DPE A



## ENERGY - DPE



## INFORMATION

|             |                    |
|-------------|--------------------|
| Town:       | Portes-lès-Valence |
| Department: | Drôme              |
| Bed:        | 4                  |
| Bath:       | 2                  |
| Floor:      | 135 m <sup>2</sup> |
| Plot Size:  | 823 m <sup>2</sup> |

## IN BRIEF

In a quiet and sought-after area, discover this elegant 2017-built home with an A energy rating, combining modern comfort with premium features.

No work is needed: simply move in. Set on a fully enclosed and landscaped 823 m<sup>2</sup> plot, it offers 135 m<sup>2</sup> of bright living space.

The ground floor features a spacious living area opening onto the terrace and pool, a fully fitted kitchen with utility room, a primary suite with dressing room, shower room and private terrace, as well as a study.

Upstairs, there are three bedrooms, a shower room, a separate WC, and a 30 m<sup>2</sup> terrace with exceptional panoramic views over the Ardèche.

Outside, you will find an 8 x 4 m swimming pool, a pétanque court, ample private parking, and landscaped terraces ideal for entertaining.

Peaceful surroundings, yet close to schools, shops, the TGV station and the motorway....

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: 2450 EUR**

## NOTES

## DESCRIPTION

Located in a quiet and sought-after residential area of Portes-lès-Valence, this elegant contemporary home, built in 2017, offers a perfect combination of modern comfort, high-quality finishes and outstanding energy efficiency (Energy Rating A). Immaculately maintained, it requires no work—simply move in and enjoy.

Ideally located, the property provides a peaceful setting while offering quick access to the motorway, the TGV high-speed train station, schools, shops and everyday amenities.

Set on a beautifully maintained and fully enclosed 823 m<sup>2</sup> plot, the house offers 135 m<sup>2</sup> of living space designed to maximise natural light and provide a seamless connection between indoor and outdoor living.

The ground floor features a bright and welcoming living area opening directly onto the terrace and swimming pool. The fully equipped semi-open kitchen, complemented by a pantry, extends onto a covered terrace—ideal for outdoor dining while staying cool during the summer months and enjoying views over the garden and pool.

Also on this level is a superb master suite with a walk-in dressing room, private shower room and its own terrace, offering a peaceful retreat. A home office and a garage complete the ground floor.

Upstairs, the sleeping area comprises three spacious bedrooms, a modern shower room and a separate toilet. A stunning 30 m<sup>2</sup> terrace completes the upper floor, offering panoramic views over the rooftops of Portes-lès-Valence, the Ardèche countryside and the surrounding hills—an ideal setting to relax and enjoy spectacular sunsets.

Outside, the carefully maintained grounds have been designed for relaxation and entertaining. Several terraces provide...