

Character property on 3 hectares with open views over the Col de Marsanne and the village of Mirmande



## INFORMATION

Town:	Mirmande
Department:	Drôme
Bed:	4
Bath:	3
Floor:	187 m2
Plot Size:	30323 m2

## IN BRIEF

Ancient character-filled silk farm located 800 m from the listed village of Mirmande, offering approximately 187 m<sup>2</sup> of living space in an exceptional natural setting, with no overlooking neighbors and a dominant view over the Col de Marsanne.

Set on 3 hectares, including 2 hectares of forest, the property guarantees absolute peace and total immersion in nature.

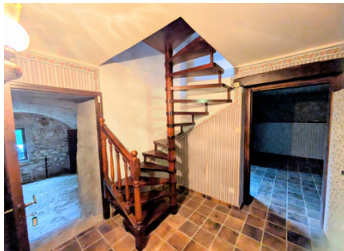
The main house offers , 3 bedrooms, old fireplaces, and many original features full of character.

A kitchen opens onto a terrace of approximately 10 m<sup>2</sup>, as well as an additional living room also benefiting from direct access, offering a beautiful continuity between indoor and outdoor spaces.

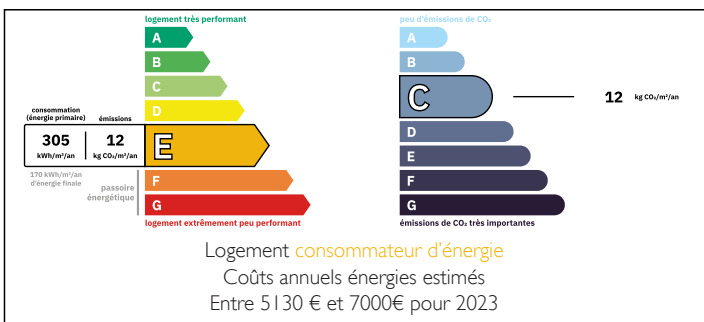
A separate 37 m<sup>2</sup> studio completes the property, ideal for rental use or hosting guests.

Outdoor spaces include terraces, a cooling pool, and open views.

Roof redone in 2016. Renovation work required (electrical system, energy efficiency – EPC rating E).

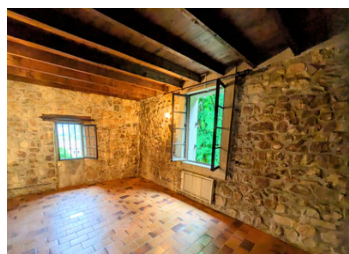


## ENERGY - DPE



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

Character-filled former silk farm with commanding views over Mirmande

Just 800 metres from the beautiful listed village of Mirmande, this rare property embodies all the charm and authenticity of the Drôme Provençale. Built in 1880 and extended in 1994, this former magnanerie offers approximately 187 m<sup>2</sup> of living space, set in an exceptional natural environment with no overlooking neighbours and open, dominant views over the Col de Marsanne.

Set on 3 hectares of land, including nearly 2 hectares of woodland, the property offers a truly unique lifestyle combining absolute peace, privacy, and full immersion in nature. An additional plot also provides views over the village of Mirmande, further enhancing the appeal of the setting.

From the moment you enter, the charm is immediate: exposed stone walls, original beams, vaulted cellar, period fireplaces, and a traditional bread oven create a warm and authentic atmosphere.

The main house is arranged over several levels: On the ground floor: one bedroom with exposed stone walls, a character-filled vaulted cellar, a laundry room, and a bathroom with shower, bathtub, and WC.

On the upper level (accessed externally): two bedrooms, including one with en-suite shower room and WC, an additional bathroom, and several welcoming living spaces. Two lounges with fireplaces, one featuring an old bread oven, create distinct and cosy atmospheres. A kitchen opens onto a terrace of approximately 10 m<sup>2</sup>, as well as an additional living room with direct access, offering a seamless flow between indoor and outdoor living.

A separate 37 m<sup>2</sup> studio with shower...

## LOCAL TAXES

**Taxe foncière: 1 692 EUR**

**Taxe habitation: EUR**

## NOTES