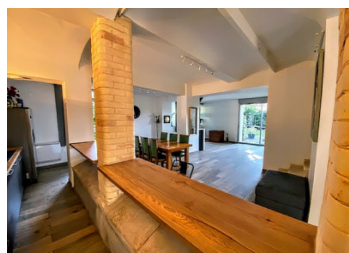


Character Property – Renovated 19th-Century Silk Farm – Private Estate of 12,492 m



INFORMATION

Town:	Loriol-sur-Drôme
Department:	Drôme
Bed:	16
Bath:	10
Floor:	946 m2
Plot Size:	12492 m2

IN BRIEF

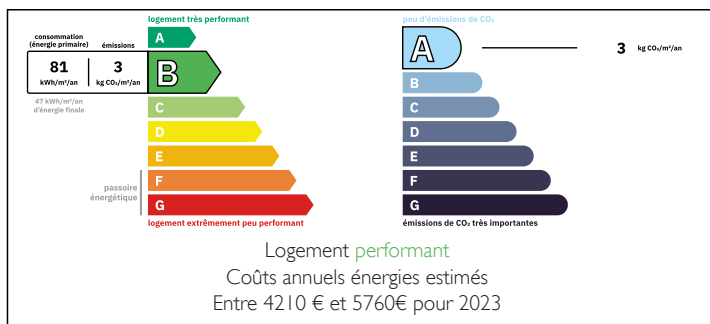
Between Valence and Montélimar, less than 30 minutes from the TGV station and just a few minutes from the A7 motorway, this private 12,492 m² enclosed and landscaped estate offers a rare real estate opportunity. Fully renovated, this 19th-century former silk farm combines character, modern comfort, and an Energy Rating of B.

Main building (576 m²): two vaulted reception rooms of 100 and 50 m², open-plan kitchen with Zimbabwe black granite, 6 private suites (bedroom, lounge, shower room, WC, fibre optic, individual heating), and convertible attic space.

Rented building (146 m²): 3 bedrooms, bathroom, open kitchen, terrace, immediate rental income.

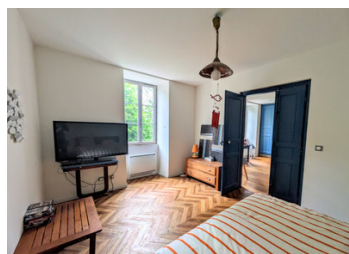
Third building (130 m²): delivered fully completed upon sale, offering 3 independent apartments.

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

Between Valence and Montélimar, less than 30 minutes from the TGV station and just a few minutes from the A7 motorway, this private 12,492 m² estate, fully enclosed and beautifully landscaped with remarkable sequoia trees, represents an exceptional opportunity on the luxury property market: a fully renovated heritage estate. This former 19th-century silk farm offers a unique atmosphere, combining historic character, generous living spaces and refinement. Blending period charm with modern performance (Energy Rating B), it offers both an exceptional residence and immediate rental income.

A prestigious estate comprising three independent buildings

The Main Residence – 576 m² of living space

The main residence, offering approximately 576 m² of living space, features impressive volumes with two reception rooms of 100 m² and 50 m², together with a 50 m² open-plan kitchen and dining area, elegantly fitted with Zimbabwe Black granite. It includes six independent suites, each comprising a bedroom, private lounge, shower room and WC, all benefiting from individual heating controls and fibre-optic internet. An already insulated attic completes the property and offers further development potential.

Rented Building – 146 m² of living space (Immediate Rental Income)

Independent and practical, this second building represents a genuine investment asset. With its own private entrance and parking, it is already let, providing immediate rental income while preserving the privacy of the main residence. It comprises three bedrooms, a bathroom with both bathtub and separate shower, two separate WCs, an open-plan kitchen, a dual-core heating system, a private terrace and its own...

LOCAL TAXES

Taxe habitation: **6000 EUR**

NOTES