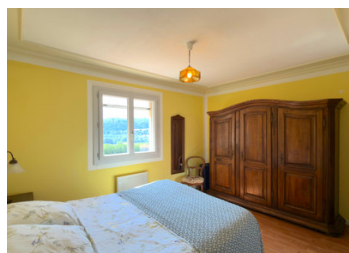
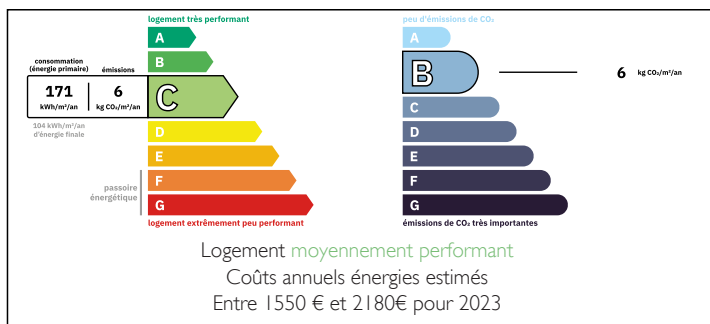


Panoramic Provençal Villa with Exceptional Views



ENERGY - DPE



INFORMATION

Town:	Mollans-sur-Ouvèze
Department:	Drôme
Bed:	3
Bath:	1
Floor:	110 m²
Plot Size:	1104 m²

IN BRIEF

Set on an elevated position in the charming village of Mollans-sur-Ouvèze, just minutes from Vaison-la-Romaine, this well-maintained villa enjoys sweeping views across the valley towards Mont Ventoux.

Built in 1985, the property offers approximately 110 m² of living space over two levels, including a bright living room, kitchen, three bedrooms and one bathroom. Large windows and several terraces maximise the natural light and the panoramic setting. The villa benefits from good insulation and double glazing, ensuring comfortable year-round living. Ready to move into, it also offers excellent scope for cosmetic updating, allowing the next owner to create a home that reflects their own style.

The generous plot features several terraces and spacious outdoor areas with plenty of potential for relaxing, entertaining or landscaping. A solid,

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: 1162 EUR

NOTES

DESCRIPTION

Set on an elevated position in the charming village of Mollans-sur-Ouvèze, just a short drive from Vaison-la-Romaine, this well-maintained villa enjoys sweeping views across the valley and towards Mont Ventoux. The scenery changes with the seasons, but the sense of peace remains the same.

Built in 1985, the house offers approximately 110 m² of living space over two levels. Large windows and several terraces make the most of the natural light and the panoramic outlook, creating a seamless connection between the indoor and outdoor living spaces.

The layout is practical and comfortable, with a bright living room, kitchen, three bedrooms and one bathroom. The villa has been carefully maintained throughout the years and benefits from good insulation and double glazing, providing a solid foundation for comfortable year-round living. While ready to move into, it also offers plenty of scope for cosmetic updating, allowing a new owner to refresh the interior and create a home that reflects their own style, without the need for major structural work.

The outdoor space is one of the property's real strengths. The generous plot offers several terraces and spacious outdoor areas, providing plenty of room for dining, relaxing or reimagining the garden to suit your own lifestyle. Whether enjoying a quiet morning coffee or watching the sun set over the valley, the panoramic views are always centre stage.

Mollans-sur-Ouvèze is one of the most attractive villages in the region, surrounded by vineyards, olive groves and some of Provence's finest walking and cycling routes....