

New build house in heart of lovely countryside, just outside Chambonas, near the medieval town of Les Vans...four bedrooms, garage, views...needs finishing off



INFORMATION

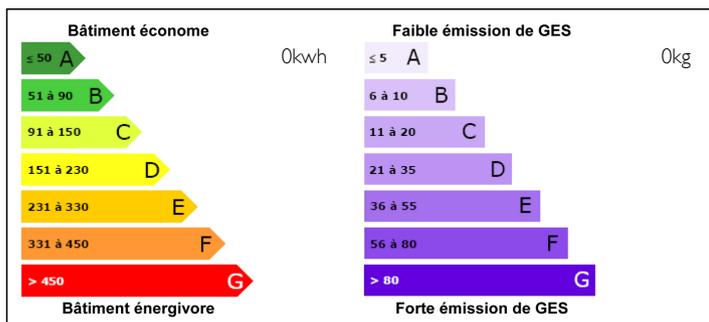
Town:	Chambonas
Department:	Ardeche
Bed:	4
Bath:	2
Floor:	168 m2
Plot Size:	1311 m2



IN BRIEF

This lovely house has been 80% built, but still needs finishing off. There is a double garage on the ground floor, plus a cellar which could be a separate studio. This area needs finishing. Upstairs there is a very spacious sitting room and open kitchen, well fitted out, plus a balcony with a view over the Ardèche hills. There is a cloakroom, and a main bedroom with attached bathroom and laundry room. Upstairs there are three bedrooms, two doubles and a single, plus an extra bathroom. Outside there is land around the house where a swimming pool could be installed..this area needs landscaping. This new build house is perfectly situated in the pretty forest area around Chambonas village, and just 10 minutes from the lovely medieval city of Les Vans, which has: a large weekly market with local producers, cinema, theatre, bars, restaurants and supermarkets. This area of the Ardèche is perfect for those who love...

ENERGY - DPE



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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

Key points:

- Lovely position and views
- Very well insulated
- Double garage, and possibility of separate studio flat/gite
- Fully equipped top of the range kitchen, sitting room and dining room
- Hot water from Propane gas, and possibility of extending this to heating
- 10 solar panels for lighting
- Water reservoir (for garden, pool) under terrace
- Room for a swimming pool

On the ground floor there is a large double garage, and cellar, and this space runs underneath the whole house.. It could have other uses, depending on the buyer's demands! There is also a reservoir for collecting rainwater, which could be used for the garden or filling up a swimming pool

On the first floor there is a top of the range fitted kitchen dining room. This leads onto the spacious sitting room, with lovely views, and well designed decorative beams. On this level is the main bedroom, with a dressing room and bathroom adjacent, with separate WC. There is also a laundry room.

On the top floor there are three further bedrooms, and bathroom.

NOTES