

Drôme, at the gates of the Diois, spacious house with 3000m2 of wooded land with swimming pool, garage, private parking and a high commercial potential, in a...



INFORMATION

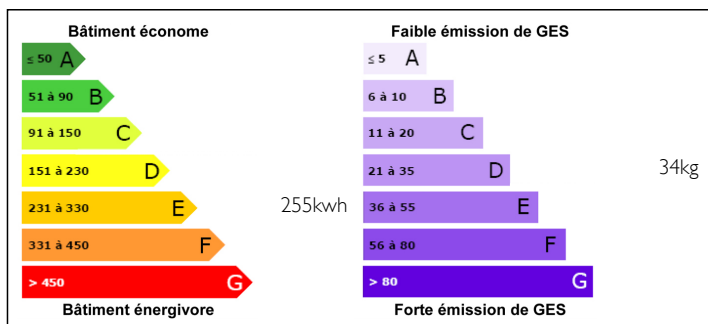
Town:	SAILLANS
Department:	Drome
Bed:	7
Bath:	3
Floor:	233 m2
Plot Size:	3005 m2



IN BRIEF

Located between river and mountains, on the edge of a village, this old building offers more than 230m2 of living space divided into 3 distinct units. About 250m2 of outbuildings formerly dedicated to a traditional production of sparkling wine. A real potential. A garden with trees and flowers with a large swimming pool, pool house, petanque ground. This spacious residence perfectly combines a comfortable family home with profitable commercial opportunities in the crafts or tourist industry.

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

On the garden level, each dwelling (72m², 64m² and 97m²) offers a fitted kitchen, a bright living room, 2 to 3 bedrooms, a shower room, all complemented by a charming individual fenced garden and leading to the swimming pool.

Between Crest and Die, close to amenities of a village with doctor, school, drugstore, restaurants and small shops, you will also enjoy rapid access to the river for swimming and canoeing, as well as the discovery of the surrounding nature made of hills, forests and paths.

About 20 minutes from the A7 motorway, to reach the Côte d'Azur, Lyon, the airport and the ski resorts of the Alps in less than 2h drive.

LOCAL TAXES

Taxe foncière: 963 EUR

NOTES