

Beautifully renovated farmhouse, with land and swimming pool, stunning views. Rentals possible.

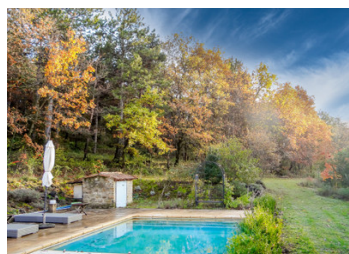


INFORMATION

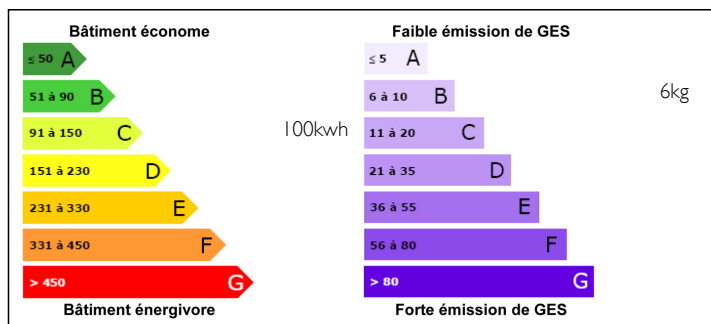
Town:	La Bégude-de-Mazenc
Department:	Drôme
Bed:	7
Bath:	7
Floor:	400 m2
Plot Size:	13440 m2

IN BRIEF

In a wonderful landscape, without neighbours, and 1,3ha of land, this old farmhouse was beautifully renovated in several entire houses. Lovely garden and swimming pool.



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

An 1850 built farmhouse in old stones, with a "pigeonnier", pool, garden and garage, very well renovated with excellent materials. In a quiet setting close to La Bégude de Mazenc, less than half an hour's drive from the A7 highway. Ideal for holidays with several families together.

This property has 7 bedrooms and 7 bathrooms, which can be used in different configurations, according to the owner's needs. There are 4 living rooms and 4 kitchens.

The energy consumption of this property is extremely low as it has been very well insulated, whereas a central heating system with wood helps to have an excellent DPE figure. During summer time, the thick exterior walls keep the house cool.

On the ground floor there is a spacious living room with access to a private terrace. Furthermore a part of the property that is completely independent with kitchen, living room, bathroom and bedroom, even 2 bedrooms if it is opened to this part of the house.

A very pretty courtyard leads to 2 separated "houses", one of them being on the ground floor with living room, kitchen and 2 bedrooms and bathrooms, the other on the first floor with spacious living room, kitchen, office, 2 bedrooms and 2 bathrooms again. This part gives access to the garden and the pool as well.

The property has double glazing almost everywhere and a very well done insulation: its general state is amazing.

On the ground floor several caves (wine cellar) and a garage...

LOCAL TAXES

Taxe foncière: 3000 EUR

NOTES