

Stone house 140m , large garage, several cellars and 3 attics. On the edge of a medieval village.



INFORMATION

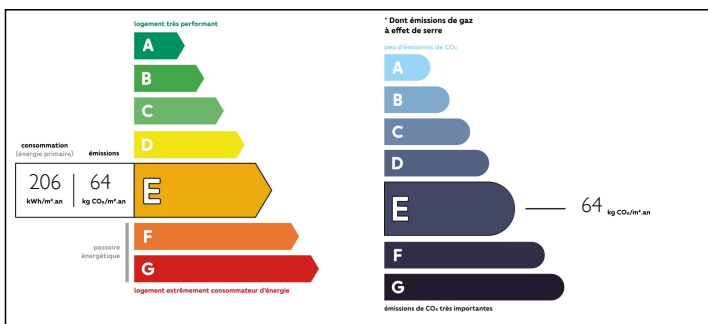
Town:	Venterol
Department:	Drôme
Bed:	3
Bath:	1
Floor:	140 m2
Plot Size:	0 m2

IN BRIEF

This large village house welcomes you through the royal entrance hall, which leads to the living room with fireplace. The spacious dining room leads into the open-plan kitchen. The character of a medieval property has been preserved by several typical features of yesteryear. With open views, but no garden. Possibility of creating a roof terrace or tropéziennne. The house has potential to be developed. Situated in the Drôme Provençale for a lively, natural lifestyle and close to a town with shops.

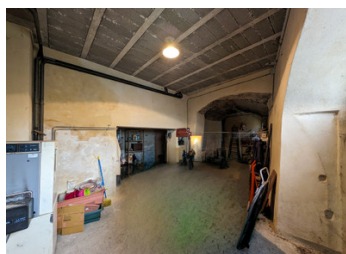


ENERGY - DPE



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

Perched on a slight rise above its vineyards, the little village of Venterol is a harmonious sight in beige and ochre tones. Its old stone houses are clustered around an astonishing bell tower with a campanile and an outside staircase.

Thanks to its climate and quality of life, Venterol is attracting a growing population from all over France and Europe.

The village house is located on the outskirts of Venterol, with uninterrupted views of the surrounding hills, vineyards and olive groves. Nyons, the olive capital, is less than 5 km away and offers all the necessary amenities.

This house is built into the hillside and spans four storeys.

- The ground floor houses a large garage and several cellars (total 61 m²).

- The entrance to the house, located in a small alley on the other side of the building on the 1st floor level, contains the large entrance hall (14 m²), the living room (21 m²), the dining room (20 m²) and the kitchen with its own entrance (14,5 m²).

- Above is the first floor with 3 spacious bedrooms (19 - 18 - 15,5 m²) and a large bathroom (8 m²).

- The attic is divided into 3 sections (27 - 23 - 21,5 m²), one of which can be converted into a roof terrace and/or used as a workshop/bedroom.

The property is in need of modernisation to bring it up to current standards, particularly the kitchen and bathroom.

This house offers a variety of living options, for example for...

LOCAL TAXES

Taxe foncière: 1025 EUR

Taxe habitation: 811 EUR

NOTES