LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A26064JB07 Price: 498 000 EUR

agency fees to be paid by the seller

In 1800 built and renovated beautifully situated Ardechois house with garden and pool. Rentals possible.

EXCLUSIVE







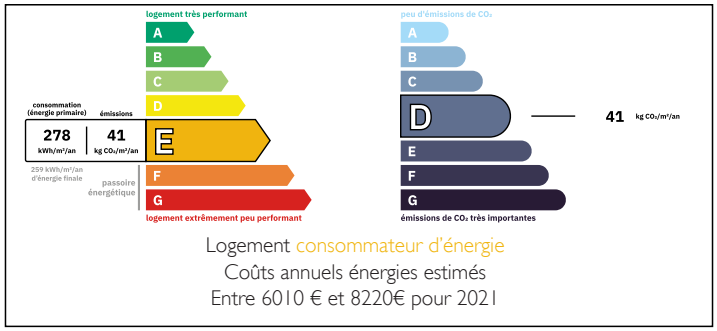








ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 6010 € et 8220€ pour 2021

INFORMATION

Town:	Bourg-Saint-Andéol
Department:	Ardèche
Bed:	10
Bath:	6
Floor:	436 m2
Plot Size:	11581 m2

IN BRIEF

Charming country house with panoramic views near Bourg-Saint-Andéol

Just 5 km from Bourg-Saint-Andéol lies this spacious, characterful country house with stunning panoramic views stretching as far as Mont Ventoux. The property features ten bedrooms, several living areas, a swimming pool, a large summer kitchen and various outbuildings, making it ideally suited as a spacious family home or for use as a bed and breakfast or guest house.

The grounds offer plenty of privacy, ample parking, a well for the garden and swimming pool, and a pool house that could be converted into a gîte. The property is fitted with gas central heating; a new septic tank still needs to be installed.

Situated near Bourg-Saint-Andéol, Viviers and the Gorges de l'Ardèche, with all amenities, nature and

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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.

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LOCAL TAXES

Taxe foncière:	**1510 EUR**

NOTES

DESCRIPTION

Characterful country house with panoramic views, a swimming pool and excellent B&B potential near Bourg-Saint-Andéol

Set on a beautiful hilltop, just 5 kilometres from Bourg-Saint-Andéol in the Ardèche and close to Viviers, lies this exceptional and spacious country house. The location is truly unique: from the property, you can enjoy breathtaking panoramic views of the surrounding countryside, with Mont Ventoux providing an impressive backdrop. Thanks to its excellent accessibility from the Rhône Valley and its proximity to all amenities, this is an ideal location for both permanent residence and a tourist business.

With no fewer than ten bedrooms, spacious living areas and various outbuildings, this characterful property offers an exceptional range of possibilities. It is perfectly suited as a spacious family home, but thanks to its layout, it is also ideally suited as a bed and breakfast, chambres d'hôtes or guest house. The former outbuildings and cellars also offer ample storage space and can be converted for a variety of purposes if desired.

The grounds feature ample parking for several vehicles, a spacious summer kitchen and a pool house that can easily be converted into a self-contained gîte or additional guest accommodation.

Although the property borders a neighbour's house on one side, its location ensures complete privacy. A private well supplies water to both the garden and the swimming pool. The house is heated by gas-fired central heating. A new septic tank will need to be installed.

Ground floor

The light-filled living room with semi-open-plan kitchen faces north and opens...