

Architect-designed house with large, bright living room, 4 bedrooms, garage, free view, set in 3200m land

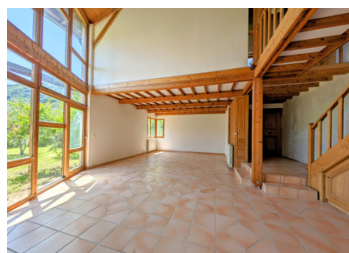


INFORMATION

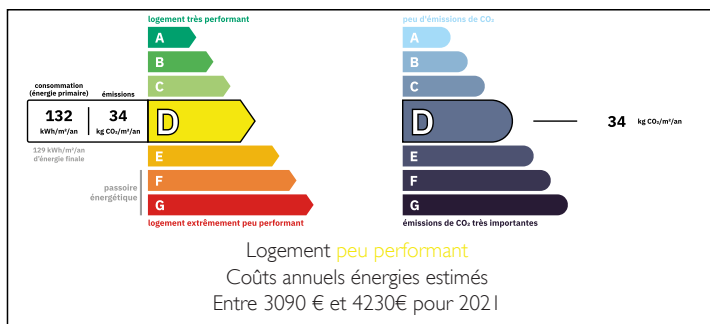
Town:	Condorcet
Department:	Drôme
Bed:	4
Bath:	2
Floor:	195 m2
Plot Size:	3206 m2

IN BRIEF

Architect-designed house built using noble, environmentally-friendly materials on a 3200m² plot overlooking the hills of the Drôme Provençale. In a region renowned for its olive trees, lavender, fruit trees and vineyards. The Rhône valley and its major towns such as Valence and Avignon, as well as the Basses-Alpes, are nearby.



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.



LOCAL TAXES

Taxe foncière: 1757 EUR

NOTES

DESCRIPTION

This house exudes space, natural light and a healthy, pleasant atmosphere. The living room is the impressive centrepiece, with a large lounge and dining area separated by a height difference. The volume of this space is created by a partial view over the 1st floor and by the large bay windows that span two floors. This gives the interior a direct relationship with the garden.

On the first floor, the corridor not only gives access to the bedrooms, but also offers a view of the living room and garden. On the east side, the small balcony is ideal for a break in the morning sun.

The larch and ash wood construction, the Artois sandstone tiles, the breathable wall blocks and the hemp and cork insulation make the interior very pleasant to live in.

The house is close to a departmental road providing access to the small neighbouring village and the Provencal town of Nyons, less than 10 minutes away. The house is positioned on the property so as to make the most of the peace and quiet, the views over the hills and the sunshine, with the overhanging roof also providing the necessary shade. It is not overlooked.

The 3200m² landscaped plot has some slopes, making it easy to build an above-ground swimming pool connected to a higher part of the property.

The house still needs some finishing touches, such as fitting out the bathroom on the first floor, the terrace in front of the large windows in the...