LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A29925NEB26 Price: 359 000 EUR

agency fees to be paid by the seller

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







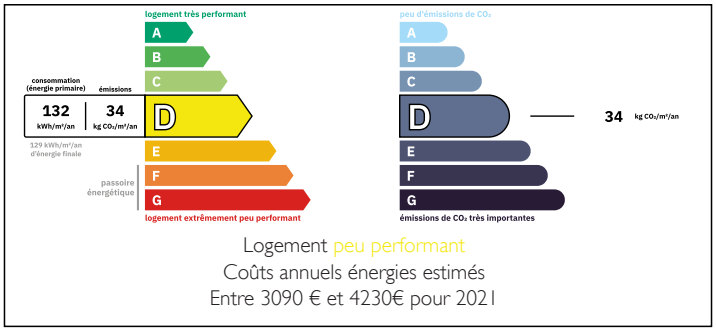








ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 3090 € et 4230€ pour 2021

INFORMATION

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

IN BRIEF

Less than 10 minutes from Nyons, renowned for its Provençal lifestyle, olive groves, vineyards and traditional markets, this architect-designed home enjoys a privileged setting in the heart of the Drôme Provençale. Set on rural land, it offers complete privacy and an unspoilt natural environment.

Its elevated position provides beautiful open views across the surrounding hills. The impressive double-height living room is filled with natural light through large windows on two levels, replaced in 2026, and opens directly onto the garden and countryside.

The property offers an appealing balance of peace and tranquillity, a natural setting and convenient access to local amenities.

A distinctive home that will appeal to those who appreciate architectural design, generous living

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.

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LOCAL TAXES

Taxe foncière:	**1757 EUR**

NOTES

DESCRIPTION

The appeal of this architect-designed home lies in its distinctive design and impressive double-height living space. The lounge and dining area enjoy generous proportions, attractive ceiling heights and large floor-to-ceiling windows on two levels, replaced in 2026. Upstairs, an open landing overlooks the living room and garden, while a small east-facing balcony is the perfect spot to enjoy the morning sunshine.

The property features a combination of natural materials, including larch and ash timber, Artois sandstone roof tiles, and natural hemp and cork insulation.

Situated less than 10 minutes from Nyons, the property occupies a landscaped plot of 3,200 m², offering privacy, an elevated position and open views across the surrounding hills. A departmental road connecting the nearby village to Nyons runs close to the property. However, the house is positioned to make the most of its orientation and outdoor setting.

The sloping layout of the garden also offers the possibility of installing an above-ground swimming pool on the higher section of the land.

Some finishing work remains to be completed, including the upstairs bathroom, a terrace in front of the living room and a balcony adjoining one of the bedrooms. A flue is already in place for a wood-burning or pellet stove.

An unusual and light-filled home, offering generous living spaces and plenty of scope to create a home to suit your own taste, in the heart of the Drôme Provençale.

The house features on the ground floor :
- open-plan entrance hall
- 50 m² living and dining room with...