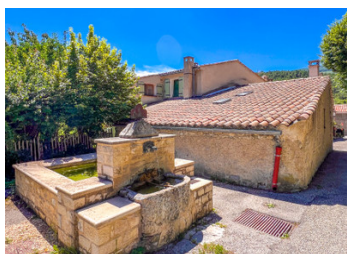


Spacious detached stone village property with significant potential in an idyllic setting



## INFORMATION

Town:	Montauban-sur-l'Ouvèze
Department:	Drôme
Bed:	2
Bath:	1
Floor:	175 m2
Plot Size:	72 m2

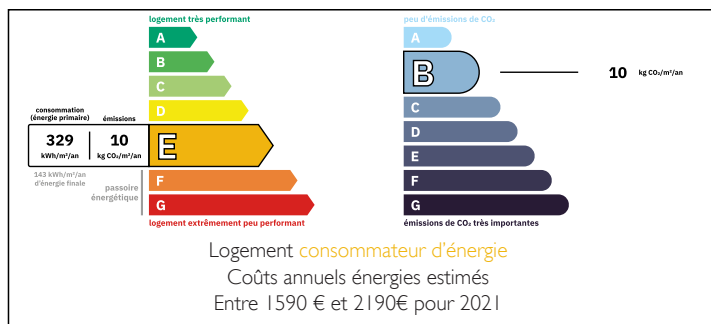


## IN BRIEF

This spacious detached property is located in the heart of a charming, picturesque village surrounded by stunning natural beauty.

The ground floor currently houses a former restaurant with a fully equipped kitchen, offering a wide range of possibilities. You may choose to revive the hospitality business, or alternatively, this area can be easily transformed into a generous and comfortable living space, ideal for single-level living.

## 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

Set in a picturesque village within the stunning Parc des Baronnies Provençales, this spacious and charming property offers an ideal combination of central location and peaceful surroundings, just steps away from a tranquil river.

Partly constructed in authentic natural stone, the building is currently divided into two distinct sections. The ground floor houses a former restaurant with a large professional kitchen, while the upper floor features a generous gîte, suitable as an independent living space or easily integrated into the main residence. Thanks to its layout and location, the property offers exceptional versatility.

At the front, a terrace leads into the former restaurant area of approximately 42 m<sup>2</sup>, distinguished by its high ceilings and sense of space. Adjacent lies the fully equipped professional kitchen and ancillary rooms, offering an additional 72 m<sup>2</sup>. These spaces are ideal for continued use as a hospitality business— a transferable 'licence 4' is available — or could be easily converted into a spacious 114 m<sup>2</sup> ground-floor residence. The roof of the restaurant was recently redone, as well as the exterior plasterwork.

## LOCAL TAXES

**Taxe foncière: 573 EUR**

## NOTES

A separate entrance at the side of the building provides access to the gîte, which includes a 9 m<sup>2</sup> terrace. Inside, the living space comprises a bright living room (22 m<sup>2</sup>) with an open-plan kitchen (10 m<sup>2</sup>), both featuring high ceilings. There are two bedrooms (10 m<sup>2</sup> and 11 m<sup>2</sup>), a bathroom (4.5 m<sup>2</sup>), and a separate toilet (2.5 m<sup>2</sup>).

Adjacent to the property is a pleasant green area of 72 m<sup>2</sup>,...